

DELEGATED OFFICER REPORT

Application Ref: L/25/99179

Site Address: HOUND LODGE, ROYAL VICTORIA COUNTRY PARK, NETLEY ABBEY, SOUTHAMPTON, SO31 5GA

Case Officer: Gary Osmond

Description: Restoration and repair works as listed in application and heritage statement

Particular Site Constraints?	Yes ☒	No ☐
- Outside the urban edge - Within a designated area of recreation - Within Grade II Listed Park		

Planning History?	Yes ☐	No ☒
Whilst there have been a number of pre-application enquiries over the past twenty years, there have been no formal planning or listed building applications directly related to the site.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received.		
Hound Parish Council:	No objection.		
Heritage Consultant:	Most of these works are essential for the health of the building and others are a good idea anyway, so raise no objection, as this is an attractive building that should be kept as part of the history of the park.		

Site Visit:	Yes ☐	No ☒
The site and surrounding area are well known to the case officer and detailed photographs were provided in support of the application. The proposed works will also not alter the appearance or physical form of the building. As such, it was not considered necessary to conduct an in-person site visit.		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1 and S8; and Development Management policies DM1, DM12 and DM32.
Supplementary Planning Documents: Quality Places; and Character Area Appraisals.

Assessment:
Context: Hound Lodge is a small single storey red brick cottage which originally acted as the gate lodge to the former Military Hospital's Hound Road entrance. It originally consisted of a simple pair of rooms to accommodate the gate keeper and their family, although the building does have a modest lean-to single storey brick and timber extension to the rear.

The lodge sits at the end of Hound Road within the listed Royal Victoria Country Park, which was once the grounds of the former Military Hospital. Whilst outside the urban edge, there are a number of neighbouring residential properties nearby, some within the grounds of the park and others which front onto Hound Road.

The south-eastern site frontage is directly onto one of the roads within the park and is marked by a simple low timber slated fence and hedge planting. Its north-eastern side boundary is marked by a dense hedge and has a public footpath running parallel. The remaining north-western and south-western boundaries are marked by simple post and wire fencing, with planting onto neighbouring woodland. The lodge itself sits in the eastern corner of the site with a small area of parking to its west and the remainder of its garden beyond this.

Proposals:

The lodge has been unoccupied for a number of years and has been subject to break-ins and vandalism, resulting in it being in need of repair and refurbishment. The application seeks consent to undertake various needed repair work to the lodge's roof, chimney and windows, as well as upgrade the plumbing, heating and electrics to modern standards. It is also proposed to repair and replace boundary fencing and enlarge the current external parking area with new gravel. None of these proposals require planning approval.

Whilst the lodge itself is not formally designated as a Listed Building, listed building consent is considered to be necessary due to the lodge's location within the listed park and its historic importance and relationship to the site's former use as a Military Hospital. Whilst a number of former hospital buildings are themselves listed, there are others, such as the gate lodge, which are important in relation to the heritage and setting of the wider country park site.

Policy and Principle:

Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a Local Planning Authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.

The proposal affects a Listed Building and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:

"In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The relevant policies in this instance are S8, DM1 and DM12 of the adopted local plan, which look specifically at impact upon heritage assets.

Policy S8 is a strategic policy which sets out the Council's approach to conserving and enhancing the Borough's heritage assets which include nationally and locally listed buildings, and conservation areas. Policy DM12 looks more specifically at the impact of proposals upon individual heritage assets and states: "Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities. The more important the asset, the greater the weight that should be accorded to this criterion." This policy is aimed at protecting heritage assets by ensuring proposals for them, or new development which may affect them, is appropriate and will not result in any unacceptable harm. It also requires that proposals achieve a high standard of design which respects and complements the character and qualities of the asset, as well as helping to secure its long-term future maintenance and management where necessary.

Also of some relevance is Policy DM32 which relates to the protection of recreation and open space facilities. The Royal Victoria Country Park is identified as an important public recreational area, and as such and development within it needs to be assessed in order to ensure that the purpose of park and its amenity is not adversely impacted.

In principle therefore, the proposed repair and refurbishment works are acceptable.

Impact on Listed Building and wider area:

As has been set out in the Council's Heritage Consultant's response "The property has evidently been allowed to deteriorate and suffer vandalism which this application proposes to correct, together with some upgrading to enhance the living conditions.

"The basic shell repairs include roof repairs with re-pointing and flashing repair to the chimney; window restoration including the introduction of double glazing and internally exposing the fireplaces, replacing the kitchen fittings and boiler, itself sensibly relocated to the kitchen and a complete rewire and re-plumb.

"The quantity of heat loss is to be stemmed by installing a layer of insulation to the vaulted ceiling. Care needs to be taken with this regarding moisture vapour, as the roofing felt dating from the 1970's above will not be moisture permeable and sufficient ventilation will be required inside the spaces to avoid any condensation internally."

The majority of the proposed works are essential for the health of the building and others are a necessary to make the building more comfortable for modern standards of living, allowing the building to again be occupied and therefore looked after.

The lodge is an attractive building that should be kept as part of the history of the Country Park and will only help to enhance the visual amenity of the site and the immediate locality. As such, that proposed is considered to accord with Policies DM1, DM12 and DM32 of the adopted Local Plan.

Climate Change:

In July 2019, the Council declared a Climate Change and Environmental Emergency. In doing so it agreed, among other things, to: (a) put in place measures to ensure the Council's own operations and functions achieve carbon neutrality by 2025; (b) work with partners to aim for all projects and services delivered in the Borough to achieve carbon neutrality by 2030; (c) ensure that the Council's procurement policy recognises carbon neutrality as one of its primary considerations; and (d) recognise the urgency of action to mitigate and adapt to climate change in every decision taken by the Council. This is underpinned by the Climate and Environment Emergency Strategy 2020–2030 and the supporting Climate and Environmental Emergency Action Plan – Update June 2020.

The declaration of the Climate Change and Environmental Emergency demonstrates a strong commitment from the Council to achieve net zero. The NPPF, development plan and adopted local plan policy do not set this as a specific target, but it is a material consideration to be considered alongside all other material considerations. In any case addressing climate change is a core part of the NPPF and local plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the adopted local plan, as is an assessment of climate impacts.

The NPPF aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Local Plan and energy and water elements of the adopted Environmentally Sustainable Development SPD require development to be sustainable in terms of resource use, climate change and energy use. When considering the impact of climate change, the proposed development is expected to be resilient to the potential effects of climate change and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

Equalities Implications:

Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:

- A public authority must, in the exercise of its functions, have due regard to the need to:
 - a. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - b. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - c. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

When making policy decisions, the Council must take account of the equality duty and in particular any potential impact on protected groups. It is considered that this application does not raise any equality implications

Conclusion:

Recommendation:	PERMIT ☒	REFUSE ☐
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For the reasons set out above, the application is recommended for approval subject to conditions relating to the approved drawings and documents and that works must commence within three years.