

DELEGATED OFFICER REPORT:**Application Ref:** L/25/99723**Site Address:** 19 WINCHESTER STREET, BOTLEY, SOUTHAMPTON, SO30 2EB**Case Officer:** Clare Martin

Description: Listed Building Application to replace concrete driveway and side path with paving (stable type pavers/cobblestone/hard bricks) and extend and replace existing front brickwall with traditional flemish bond brickwall

Particular Site Constraints?	Yes ☒	No ☐
• Within Botley Conservation Area • Grade II Listed Building		

Planning History?	Yes ☒	No ☐
Various listed building and planning applications, but none are directly relevant to the current proposal.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Built Heritage Consultant:	No objection From the photos supplied with the application, it would appear that some of the walling has already been done which looks very bright, due presumably to the use of lime mortar? This should tone down given a bit of time. Looking at the Sydenhams website these paviors appear to be a reasonably dark colour which will blend in well and look far more in keeping than the existing concrete. Although the existing concrete is dark and therefore low key, it is not sympathetic to the age of the house whose setting will be much improved by its replacement with these paviors together with the covering up of the stark northern boundary wall which would be even better if the concrete posts were covered with timber boards. There is no mention of drainage to this relatively large area of paving; has consideration been given to this aspect in order to not add to the surface water problems encountered in urban areas generally?		
Parish Council:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 15/10/25		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

In addition, the proposal affects a Listed Building or its setting 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".

Policy:

National Planning Policy Framework

Planning Practice Guidance

Development Plan: The Eastleigh Borough Local Plan 2016-2036. The most relevant policy is DM12.

Supplementary Planning Documents: Botley Conservation Area.

Assessment:

The application site comprises a Grade II Listed Building, situated on the west side of Winchester Street almost halfway up zone 4 of the Botley Conservation Area. Other listed buildings in the vicinity include Winchester House (no.7) and Hope House on the northern side of the Botley Road.

The site is a residential property that has a large concrete parking at the side fronting Winchester Street. Along the northern side of the parking area is a concrete wall, with concrete slats supporting high curved fencing. A narrow strip of concrete is also present on the southern side of the building providing the side access. This large expanse of concrete provides a poor setting for the heritage asset.

The proposal will replace the concrete surfacing present on the driveway and side access with grey paving. The paving will use traditional materials (either cobble stone, stable type pavers or hard brick), which are surfacing materials already present within the Botley Conservation Area.

The parking area will be complemented by a low wall on both sides, extending the existing front boundary wall on the southern side. On the northern side, a new boundary wall will be constructed in front of the existing concrete structure so that only the high curved fencing will be visible. The proposed walls will be 1m high and use red and blue bricks in a Flemish bond pattern, which matches the wall along the front of the property and materials used in the listed building.

No objection has been raised by the Built Heritage Consultant. Overall, the proposed works are a welcomed addition to the property that will enhance the setting of the listed building and conservation area. As such the proposal complies with Policy DM12 of the Local Plan.

Equalities Act:

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

Section 149 (1) 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.

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 Environment 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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

GRANT ☒

REFUSE ☐

Comments ...