

DELEGATED OFFICER REPORT

Application Ref: L/25/100059

Site Address: STROUDWOOD FARM, WINCHESTER ROAD, LOWER UPHAM, SOUTHAMPTON, SO32 1HH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Urgent structural repairs and strengthening works to the roof, including partial replacement of defective timbers and installation of new support beams and ventilation.

Particular Site Constraints?	Yes ☒	No ☐
• Outside Built-Up Area Boundary • Within Designated Countryside • Listed Building Grade II		

Planning History?	Yes ☒	No ☐
• Z/17165/000/00 - Extension to provide self-contained flat - Permit - 27/08/1976 • Z/17165/002/00 - Extension to provide annexe - Grant Outline Permission For - 27/07/1982 • Z/17165/003/00 - Single storey rear extension to provide granny annexe - Permit - 22/06/1987 • Z/17165/007/00 - Single storey extension to form swimming pool enclosure - Permit - 04/09/1998 • L/17165/008/00 - Single storey extension to form swimming pool enclosure - Grant Listed Building Consent - 04/09/1998 • Z/17165/009/00 - First floor rear extension with side and rear facing dormer windows - Permit - 04/04/2002 • L/17165/010/00 - Listed building consent: first floor rear extension with side and rear facing dormers - Grant Listed Building Consent - 16/04/2002 • Z/17165/011/00 - Demolish unsafe barn and reconstruct as granny annexe - Refuse Planning Permission For - 15/10/2003 • Z/17165/012/00 - Elevational alterations to first floor extension and addition of a balcony - Permit - 20/11/2003 • L/17165/013/00 - Listed building consent: elevational alterations to first floor extension and addition of a balcony - Grant Listed Building Consent - 20/11/2003 • L/04/52421 - Listed building application for the demolition of the barn - Grant Listed Building Consent - 27/05/2005 • F/04/52397 - Demolish unsafe barn and reconstruct as granny annex to also include office and store - Permit - 23/12/2005 • V/10/67069 - Variation to S.106 agreement dated 07/12/05: amendment to clause 3(1) to allow occupation of granny annexe as a separate dwelling unit and amendment to clause 3(3) to allow change of use of store to living accommodation - Permit Variation - 02/03/2012		

- X/08/64085 - Relief of condition 5 of planning permission F/04/52397 to allow use of store and office for residential accommodation in association with granny annexe. Amended Description. - Permit Variation - 09/03/2012
- F/11/69542 - Erection of conservatory - Refuse Planning Permission For - 05/04/2012
- L/11/69541 - Listed Building Consent: Erection of conservatory - Refuse Listed Building Consent - 05/04/2012
- F/12/71219 - Erection of garden room - Permit - 07/09/2012
- L/12/71254 - Application for Listed Building Consent: Erection of garden room - Grant Listed Building Consent - 07/09/2012
- F/16/78462 - Construction of oak framed outbuilding to front (to be used as gym and garden storage) and single storey side extension, following demolition of existing outbuildings and conservatory - Permit - 08/12/2016
- L/16/78459 - Listed Building Consent: Construction of oak framed outbuilding to front (to be used as gym and garden storage) and single storey side extension, following demolition of existing outbuildings and conservatory - Grant Listed Building Consent - 08/12/2016
- H/18/84314 - Proposed Triple oak framed detached garage - Permit - 20/12/2018
- H/19/85308 - Two storey infill rear extension - Permit - 29/07/2019
- L/19/85821 - Listed Building Consent: Two storey infill rear extension - Grant Listed Building Consent - 29/07/2019
- H/19/85019 - Proposed triple oak framed detached garage - Dismissed (Refuse Planning Permission For) - 20/08/2019
- H/22/92512 - Proposed replacement porch (amended design) - Permit - 27/04/2022
- L/22/92555 - Listed Building Consent: Proposed replacement porch (amended design) - Grant Listed Building Consent - 27/04/2022

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Built Heritage Consultant:	<u>19/11/2025</u> Following review of the amended drawings (030301 P.03 A), the Built Heritage Consultant confirmed that the revisions satisfactorily addressed the previously identified concerns. On this basis, the Consultant has advised that his holding objection is withdrawn. <u>31/10/2025</u> No objection was raised to the proposed works in principle. However, further clarity was requested in relation to specific details before the application could be progressed.		

Site Visit:	Yes ☒ No ☐
Details: 30 th October 2025.	

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 Development Management policies DM1 and DM12. Other material considerations: <u>National Planning Policy/Guidance</u> The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and, as set out within paragraph 231, the policies contained within it are material considerations which should be taken into account in dealing with applications from the day of its publication. The Planning Practice Guidance (PPG) provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment: <u>Site context and surroundings</u> The application site comprises Stroudwood Farmhouse, a Grade II listed building located at the north-eastern edge of Eastleigh Borough, close to the boundary with Winchester City District. The farmhouse occupies a rural setting, surrounded predominantly by open agricultural land with a small cluster of associated farm buildings. The Historic England list description identifies the building as follows: <i>C18, C19. 2 storey house with double roof above; earlier front later rear. Symmetrical facade of 3 windows. Red tile roof, hipped, with brick dentil eaves. Flemish bond brickwork, red with a mixture of blue headers; red rubbed flat arches to ground floor openings. Recent sash windows, in style. Panelled door without architrave, and a modern unobtrusive porch on square pillars.</i> <u>Proposal</u> The proposal seeks Listed Building Consent for structural repair and strengthening works to the roof of Stroudwood Farmhouse, following concerns regarding the adequacy of the existing roof structure. The proposed works include the introduction of additional oak struts to support the existing purlins, with the purlins themselves to be strengthened using metal plate reinforcement. The scheme also provides for the installation of two additional beams set on concrete padstones beneath the hips at either end of the roof, intended to improve structural support. New oak ceiling joists are proposed to be installed between the existing joists, together with lateral restraint straps at ceiling level, in order to tie the roof structure more effectively to the supporting walls. The works are confined to the roof space and internal structure of the building, with the exception of a single rooflight proposed to the rear roof slope to facilitate future access and inspection of the roof space and valley gutter. No other alterations to the external appearance of the listed building are proposed.

Following review of the original submission, the Council's Built Heritage Consultant advised that specific details are required before the application could be progressed. In response, amended drawing (030301 P.03 A) has been submitted which include the provision of the rear rooflight and notes relating to the inspection and repair of the valley gutter where necessary, the use of a breathable roofing membrane, and the repair or replacement of lath and plaster ceilings where disturbed.

Policy and Principle

- Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant listed building consent for any works, the local planning authority shall have special regard to the desirability of preserving the building, its setting, and any features of special architectural or historic interest it possesses.
- Policy DM1 of the Eastleigh Borough Local Plan (2016–2036) requires high-quality design that responds to local character, while Policy DM12 (Heritage assets) supports proposals where it is demonstrated that they will preserve or enhance the asset's special interest and setting.

Impact on the Listed Building

- The Council's Built Heritage Consultant has identified that weaknesses in the existing roof structure have led to ceiling sag and roof spread, and that careful consideration is required in relation to the valley gutter, roof ventilation, and the treatment of historic internal finishes.
- The proposed works are limited to necessary repair and strengthening works and are largely confined to the internal roof structure. They include the addition of oak struts, beams, and strengthened purlins, together with new ceiling joists and lateral restraint, in order to stabilise the roof and address existing defects. These works would not alter the external form or appearance of the listed building, with the exception of a single rooflight on the rear roof slope.
- Following review of the amended drawings, the Council's Built Heritage Consultant has confirmed that the revisions satisfactorily address the previously identified concerns, including provision for inspection and repair of the valley gutter, the use of a breathable roofing membrane, and appropriate repair or reinstatement of lath and plaster ceilings where disturbed.
- Overall, the proposed works are considered to result in no harm to the significance of the listed building. The interventions are limited in scope, address identified structural issues and protect historic fabric. The proposal would secure the long-term stability and conservation of the listed building and is therefore considered to preserve its historic interest.

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; (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 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. 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:

The proposal is considered to be acceptable in term of Listed Building Consent.

Recommendation:

PERMIT ☒

REFUSE ☐