

(BHH, Bursledon, Hamble-Le-Rice & Hound Local Area Committee, 27th January 2022)

Application Number: H/21/91963
Case Officer: Rachael Morris
Received Date: 19/11/2021
Site Address: BAYTREE HOUSE, 1 GRANGE FARM, GRANGE ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5FF
Applicant: M Walne
Proposal: Single storey side and single storey rear extension, loft conversion, addition of roof lights and alterations to the fenestration to include the provision of an annexe
Recommendation: PERMIT subject to conditions

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans numbered: 01 Rev D

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. The materials to be used must match as closely as possible, in type, colour and texture those listed in Section 5 of the application form and the materials listed in email dated 15/12/2021, referenced MAT01.

Reason: To ensure a satisfactory visual relationship of the new development to the existing.

4. The annexe hereby permitted shall only be used in conjunction with the existing dwelling or by a dependent relative of the occupiers of the existing dwelling and shall not be sold off, occupied or used as an independent unit of accommodation.

Reason: The property is not suitable for sub-division into two separate dwellings.

Note to Applicant: In the event that a bat is found should permission be granted, works should stop immediately and Natural England informed: <https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (February 2019), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee because the applicant is related to a member of staff within the council.

Site Characteristics and Character of the Locality

2. This application building is immediately opposite of the listed Grade II Netley Grange, all within the Netley Conservation Area as designated in 1981.
3. The listed property opposite, known as The Grange, when listed in 1983 it is now known as Grange Farm and has been divided into three properties with a further three built around it of which Baytree House is one. Changes to this house therefore affect the setting of the main house, most particularly as it is directly in front of the original farmhouse.
4. The local area has recently experienced re-development in the adjacent street, The Framptons, under permission F/18/84235.

Description of Application

5. Single storey side and single storey rear extension, loft conversion, addition of roof lights and alterations to the fenestration to include the provision of an annexe.
6. The proposed materials will match the existing dwelling with the rear flat roof extension using grey zinc instead of the matching roof tiling due to the proposed roof form.

Relevant Planning History

- L/30888/006/00 - Conversions and extensions of existing building to provide 5 residential units and garages plus the erection of 2 detached houses and garages and improvement to existing access – Grant listed building consent – Oct 1990
- Z/30888/007/00 - Conversions and extensions of existing building to provide 5 residential units and garages plus the erection of 2 detached houses and garages and improvement to existing access – Permit – Oct 1990
- C/33213/000/00 - Construction of detached dwelling and double garage – Refuse – Apr 1994
- C/33213/003/00 - Construction of detached dwelling with integral garages – Permit – May 1995
- L/33213/004/00 - Construction of detached dwelling with integral garages – Grant listed building consent – Jun 1995
- C/33213/006/00 - Addition of storm porch – Permit – Sept 2000

Representations Received

7. 2 letters of support and 1 letter to comment, all noting the support of the scheme.

Consultation Responses

Hound Parish Council

8. No Objection

EBC Ecology

9. No Objection subject to informative

Built Heritage Consultant – 9.12.21

10. The majority of the works are internal to divide the property into two in order to allow the Mother to remain in part and allow another part of the family to have the remainder. This in itself is no problem from an architectural and conservation perspective nor are the six new roof-lights, or rear and far side fenestration changes.
11. The proposed extension on the north-east elevation, facing the original farmhouse, is of traditional materials and construction, tying in seamlessly with the host building – it is important that the lead flashings where the roof abuts the main building are of a traditional nature and not the overly deep individual ones as exemplified by Type X Cavity made by Cavity Trays Ltd for example which is a combined product of cavity tray and flashing.

12. The new sunroom to be added to the rear of the house is a different matter. In brickwork with a significantly overhanging roof structure at nearly 400mm deep of an unknown material, it will not tie in so easily.
13. The north-east elevation extension, being so close to and facing the front of The Grange itself will affect the setting of this listed heritage asset, so it is imperative to have the correct detailing. There are a few variables about the rear extension that are not clear and while it does not have such an immediate effect on the heritage asset, it is nevertheless a contributory factor.
14. Holding objection until satisfactorily clarified

Built Heritage Consultant (Updated) – 16.12.21

15. VM Zinc in a middle shade of grey that is not shiny will be acceptable.
16. I haven't seen the existing house and it is not available on street view, so hope that it actually has traditional leadwork.
17. On the basis of the above, I withdraw my holding objection

Policy Context and Designations Applicable to Site

- Outside Built-up Area Boundary however the Submitted 2016-2036 Local Plan places the site within the draft Urban Edge
- Within Designated Conservation Area
- Affects the Setting of Listed Building

Development Plan Saved Policies and Emerging Local Plan Policies

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies:

- 1.CO (Countryside Protection);
- 2.CO (Strategic Gap);
- 9.CO (Extensions to existing dwellings in the countryside);
- 25.NC (Promotion of biodiversity);
- 59.BE (Design criteria);
- 104.T (Off-highway parking);
- 169.LB (Criteria for development in a Conservation Area).

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014

18. The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014, but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.

Submitted Eastleigh Borough Local Plan 2016-2036

19. The 2016-2036 Local Plan was submitted to the Planning Inspectorate on 31st October 2018 and the examination hearings concluded in January 2020. The Council received the Inspector's post-Hearing advice on 1 April 2020. The Council is progressing with modifications to the Local Plan to enable its adoption, anticipated in late 2022. Given the status of the Emerging Plan, it is considered that overall considerable weight can be attributed to it. The most relevant policies are:

Strategic policies:

- S1 (Sustainable Development);

Development Management policies:

- DM1 (General Development Criteria);
- DM11 (Nature Conservation);
- DM12 (Heritage Assets);
- DM14 (Car Parking).

Supplementary Planning Documents

- Quality Places (November 2011);
- Residential Parking Standards (January 2009);

National Planning Policy Framework

20. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

21. Three dimensions of sustainability are to be sought jointly: economic (supporting economy and ensuring land availability); social (providing housing, creating high quality environment with accessible local services); and environmental (contributing to, protecting and enhancing natural, built and historic environment) whilst local circumstances should also be taken into account, so that development responds to the different opportunities for achieving sustainable development in different areas.

National Planning Practice Guidance

22. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Assessment of Proposal: Development Plan and / or Legislative Background

23. 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 Development Plan comprises the Saved Policies of the Eastleigh Borough Local Plan Review 2001-2011 and the Hampshire Minerals and Waste Plan 2013 (which is not applicable in this case). The NPPF and the Planning Practice Guidance constitute material considerations of significant weight.
24. The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
 25. "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".
26. The proposal affects a Listed Building or its setting and section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states:
 27. "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 reserving the building or its setting or any features of special architectural or historic interest which it possesses".

Principle and Policy:

28. The site is located within the countryside, where the type of development is restricted by Policy 1.CO. However, the proposals will not facilitate the subdivision of the site into more than one dwelling or result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot. Policy 9.CO makes provision for residential extensions within the countryside, where they do not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general. In addition, Policy 2.CO states planning permission will not be granted for development which would physically or visually diminish a strategic gap. However, worthy of note is that the Submitted Plan (2016-2036) places the site within the

draft Urban Edge; this can be seen through the recent urbanisation of the area since the previous local plan term.

29. Policy 59.BE requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.
30. Policy 169.LB states that alterations and extensions to existing buildings, within the Conservation Area, will be permitted, provided particular criteria is met: the proposal preserves or enhances the character or appearance of the Conservation Area or its setting; any new building or extension does not detract from the character of the area; the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings; and the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area.

Design and Appearance:

31. The design of the single storey side and single storey rear extension, loft conversion, addition of roof lights and alterations to the fenestration to include the provision of an annexe is suited to the host dwelling in terms of its form, scale and appearance.
32. The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards. The proposal involves the addition of 3.no bedrooms, requiring 3.no parking spaces for a 4+ bedroom property, as per the Residential Parking Standards, which can be provided on the generous driveway.
33. The design and layout respect the character and appearance of the locality.
34. The built form of the proposals are limited to the ground floor which results in an overall modest development. The addition of windows, rooflights and doors is not unacceptable to the property.
35. The proposals will be sympathetic to the listed building opposite and not detrimentally impact onto its setting.
36. The proposed annexe would be joined to the main house with a door walk-through. The fact the annex would be internal with clear links to the main house highlights that the occupants would have a close relationship with the main household. A condition will be placed to ensure this is not used as a separate residential unit.

37. The proposed additional external door has been removed to ensure saved policy 9.CO is adhered so that the property could not be subject to subdivision and the links to the main house remain. In addition to this, the proposals will not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general and adheres to saved policy 2.CO in that it would not physically or visually diminish a strategic gap.
38. The proposal will have a limited impact on the Conservation Area and is considered to preserve the character and appearance of the Conservation Area, will not detract from the character of the area, the mass, materials, and form are in scale and harmony with the existing buildings and the materials to be used are appropriate to and in sympathy with the existing buildings.

Residential Amenity:

39. Saved policy 59.BE requires proposed development to avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.
40. The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
41. The property is not bordered by immediate neighbours on 3 sides, with the only side being bordered being the east side elevation. This side will have no proposed first floor windows. The proposed windows and doors will not result in any unacceptable loss of privacy or overlooking.

Ecology:

42. The property is located adjacent to Westwood Nature Reserve which supports broad habitats that can be regarded as of high quality for foraging and commuting bats. There are known bat roosts at Netley Abbey to the southwest.
43. The proposed extensions will not impact on any features that could support bats, but the proposed loft conversion could potentially disturb bats if they are roosting externally or internally. However, having been provided with photographs of the external features of the roof and also internally from the loft space, it is considered that based on this the property is unlikely to support a bat roost.

Other material considerations

Equalities Implications:

44. Section 149 of the Equalities Act 2010 created the public sector equality duty. Section 149 states:-
45. A public authority must, in the exercise of its functions, have due regard to the need to:
 46. eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 47. advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 48. foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
49. 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

50. Overall, the proposal is a modest addition to the main dwelling and would not detrimentally impact the property's position opposite a listed building and within the Countryside, Strategic Gap and Conservation Area.
51. With suitable conditions, the proposals are not considered unacceptable.
52. The recommendation is to Permit the scheme.

Baytree House, 1 Grange Farm, Netly Abbey, SO31 5FF



Department:	H21/91963
Date: 18/01/2022	Scale: 1:1250