## HOUSEHOLDER APPLICATION REPORT

| | |
|---|---|
| DESCRIPTION | Single storey extensions, addition of parapet walls to roof, replacement external staircase to provide access to new roof terrace, alterations to ground level to create raised patio, elevational changes including alterations to fenestration and addition of render, and provision of flue to roof (amended description). |
| ADDRESS | 26 Crowsport Hamble-Le-Rice Southampton SO31 4HG |

| | |
|---|---|
| SITE VISIT DATE | 21 March 2016 (Application Property)<br>21 April 2016 (Neighbouring Property – 16 Crowsport) |
| ARE PLANS ACCURATE? | It is considered that sufficiently detailed information has been provided to allow for the assessment of the development proposed. |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes. As the site falls within a designated Conservation Area, a site notice was also displayed and the proposals were advertised in a newspaper circulating within the local area. |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DESCRIPTION OF APPLICATION | The application seeks approval for the development as described above with the proposals being to provide for additional living and dining room space, a utility room in place of the existing porch to the building's northern side, internal reconfiguration works, as well as a terrace area upon the property's existing flat roof to be accessed via an external staircase. |
| TOPOGRAPHY | The site is set in a notably elevated position relative to the road which runs parallel to its eastern boundary with stepped pedestrian access being provided to it. The remainder of the site is relatively flat and level. |
| TREES | There will be no trees affected by the proposed development. |
| BOUNDARY TREATMENT | To the front, the property has tiered stone retaining walls which step down towards the road. There is dense hedging surrounding the dwelling's rear garden area, part of which is surmounted upon a low level wall. The southern boundary with No. 16 consists of a mixture of close-boarded fencing and hedging. |
| SITE CHARACTERISTICS | The application dwelling is a 1930s single storey property constructed in the Art Deco style. The property is flat-roofed, predominantly white rendered and simple in design and form. The dwelling, as noted above, is set in an elevated position relative to the road to its eastern side. Off-road parking is provided within an attached single garage at road level with the property having private amenity space and a detached flat-roofed outbuilding to the rear. |
| CHARACTER OF LOCALITY | The site forms part of the 1930s Crowsport Estate which was incorporated into the Hamble Conservation Area in 2008 owing to the particular and distinctive Art Deco style of |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| | the dwellings within it. Whilst a number of the properties within the Estate have been extended over the course of time, this style has largely been maintained with the essential character of Crowsport being of dwellings with flat roofs with parapets, white rendered masonry and metal windows, set on generally open fronted plots. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| WIR00858 | The conversion of garage to dining room and the erection of a new garage | PERMIT – 25/11/1949 |
| WIR12240 | Addition of second storey to existing bungalow | REFUSED – 25/06/1965 |
| z.17870/000 | Porch and utility room addition | PERMIT – 20/09/1977 |
| Z/17870/001 | Extension to garage | PERMIT – 01/06/1987 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| 16 Crowsport, Hamble | The occupiers of No. 16 Crowsport made the following comments in relation to the application (summarised):<br><br>• The occupiers of No. 16 raised no objection to the general improvement of the property or the use of the roof space as a roof garden.<br>• An objection was however raised to the extent of the proposed roof terrace on the grounds of direct overlooking into their living room area, kitchen patio, garden and bedroom which is contrary to the Council's Quality Places guidance.<br>• It was requested that the case officer visit their property in order to view the proposals from their side.<br>• The following modifications to the design were suggested:<br>  • Reducing the size of the southern roof terrace by means of low internal walls and shortening of the glazed balcony.<br>  • Removal of the glazed portion of the southern flank of the balcony.<br>  • Restrict the capacity of the roof terrace to a maximum of 20 people.<br>  • Restrict the external lighting of the roof terrace so as to minimise the impact on light pollution in a conservation area. |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Hamble Parish Council | No comments received. |
| Head of Planning Policy and Design (Conservation | This property has lost its way in architectural terms with inappropriate plastic windows, cladding and extensions. While slightly different to the |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Officer) | original concept this proposal is very close and far more in keeping but loses some of the original character – no chimney for example. The raised parapets could well interrupt some neighbours' views of the river but from an architectural viewpoint I have no problem with this suggestion. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area<br>Within Designated Conservation Area (Hamble) |

**DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S**

**Eastleigh Borough Local Plan Review (2001-2011),** saved policies 59.BE (Promoting good design), 169.LB (Conservation areas), 184.LB (Crowsport).
**Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014,** (the Submitted Local Plan) comprising: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014, Policies DM1 (General criteria for new development), DM10 (Heritage assets), DM24 (Parking).
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Hamble Conservation Area

**CHARACTER APPRAISAL AREA**

Bursledon, Hamble-le-Rice and Hound Character Area (BHH 35)

**SPECIAL POLICY AREA**

The site falls within the Crowsport Special Policy Area where Saved Policy 184.LB of the adopted Eastleigh Borough Local Plan 2001-2011 applies to new development proposals.

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework (NPPF):

Of particular relevance to this application are the following paragraphs and sections of the NPPF:

- *Paragraph 17* which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.
- *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- *Paragraph 129* which states that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset).
- *Paragraph* 131 which states that in determining planning applications, local planning

**NATIONAL PLANNING POLICY GUIDANCE**

authorities should take account of: the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; the desirability of new development making a positive contribution to local character and distinctiveness.

- *Paragraph 132* states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.

**POLICY COMMENTARY**

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to: the principle of the development proposed; layout, design and the impact of the proposals upon the character of the Conservation Area; and residential amenity.

**COMMENT ON CONSULTATION RESPONSES**

The comments received are noted with the matters raised being responded to where appropriate in the below assessment of the proposals.

**COMMENT ON REPRESENTATIONS RECEIVED**

The comments received are noted with the matters raised concerning the impact of the development on neighbouring amenity being covered in the below assessment of the proposals. No. 16 Crowsport was visited by the Case Officer on 21 April 2016 as requested by the occupiers.

**PLANNING OBLIGATION/CONSIDERATION**

There are no planning obligation requirements associated with this application.

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Legislative Background:

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."

In addition, Section 72(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a 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."

Development Plan Policies:

*Eastleigh Borough Local Plan Review 2001-2011:*

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Saved Policy 169.LB applies to development proposals within conservation areas. This policy states that development will be permitted providing: it preserves or enhances the character or appearance of the conservation area; it does not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene; 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 area as a whole; architectural details on buildings of value are retained; the materials used are appropriate to and in sympathy with the existing buildings and the particular character of the area; and they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment.

Saved Policy 184.LB relates specifically to the Crowsport Estate and in order to protect its special character, states that development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development.

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, design and impact of the proposals upon the character of the area:

The site forms part of the 1930s Crowsport Estate which was incorporated into the Hamble Conservation Area in 2008 owing to the particular and distinctive Art Deco style of the dwellings within it. Whilst the original designs of the properties have over time been modified to a degree which has meant that some of the purity and simplicity associated with the Art Deco style has been eroded, the overriding characteristics of these dwellings generally remain. These being of detached buildings with flat roofs with parapets, white rendered masonry and metal windows.

The Council's adopted Hamble Conservation Area Supplementary Planning Document sets out specific guidance for development within the Crowsport Estate which aims to preserve and enhance its unique character and style. This guidance, similar to the stipulations of Saved Policy 184.LB of the Local Plan, requires that development including extensions be of a design, scale and form that reflects the characteristics of the estate.

In this regard, the proposals are considered to be acceptable. The extensions to the building are proportionate in scale and complementary in visual appearance, with these replacing what are a range of somewhat unsympathetic previous additions that have, to a degree, undermined the original characteristics of the property. The reintroduction of the parapet walls along with the metal windows and white render will further assist in this regard, whilst the glazed balustrades are lightweight solutions to the practical need for such barriers which will have a limited impact upon the appearance of the property as viewed from the public realm. It is accepted that the stainless steel twin walled flue

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

is perhaps not the most typical of features to be found upon a property of this style and a more traditional chimney as is currently present on the building would certainly be preferable. It is not however considered that this is something that would unduly affect the overall character of the building such as to warrant the refusal of the application on these grounds. There are no concerns in respect of the relatively modest changes to the external ground levels which will provide for a more useable patio area.

For the reasons given, the application is deemed to comply with the requirements of Saved Policies 59.BE, 169.LB and 184.LB in respect of its layout, design and impact upon the character of the area.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development proposals are an appropriate use for the locality and that they avoid unduly interfering, disturbing or conflicting with adjoining or nearby uses, especially in terms of noise, fumes, dust, overlooking, loss of daylight, loss of outlook, vibration, or from floodlighting or security lighting.

Given the relatively modest footprint and scale of the proposed extensions and additions, even when taking account of the resulting height of the building which is to be increased with the introduction of parapet walls, it is not considered that they will be unduly overbearing or adversely affect levels of light to or outlook from neighbouring habitable windows.

In relation to the matter of overlooking, whilst the building itself is of single storey height so will not have any unacceptable impacts in this regard, particular consideration has been given to the potential for a loss of privacy to result from the proposed roof terrace. The occupiers of No. 16 Crowsport have raised an objection to this element of the submission and having viewed the site from their property, it was accepted that given the proximity to the shared boundary, the terrace as originally proposed would have allowed for undue views into their windows and garden area. The applicant has as a result amended the drawings to reduce the extent of the terrace and to allow for a greater degree of separation from No. 16 (approx. 10m from this property's windows and 6m from the shared boundary), as well as No. 25 to the rear, with a robust barrier (in the form of a glazed balustrade) being proposed to restrict access to the other areas of the roof.

Whilst, as is referenced by the occupier of No. 16, the Council's Quality Places SPD (Page 30) does set out that balconies would be "inappropriate for most existing dwellings in the Borough due to an unacceptable loss of privacy to adjoining residents", regard must also be had to the particular features of Crowsport in this respect with roof terraces being present on a number of dwellings and some degree of overlooking being a characteristic of the estate. On balance therefore it is considered that the reduction in the size of the roof terrace and the separation afforded to neighbouring boundaries and properties, which includes No. 24 to the north, results in a proposal that will not have an unduly harmful impact upon their occupiers such as to be in conflict with Saved Policy 59.BE (vii.) in this regard. Conditions will be imposed to ensure that the roof terrace be limited to the area contained within the glass balustrade as shown on the approved drawing and that this balustrade be installed prior to the terrace being brought into use and thereafter retained. It is not considered that it would be reasonable nor proportionate, given the limited size of the roof terrace, to impose conditions in relation to exterior lighting.

Conclusion:

In conclusion, it is considered that the amendments made to the design and layout of the roof terrace area have adequately overcome the initial concerns raised and there is therefore deemed to be no

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

unacceptable conflict with the requirements of the relevant national or local planning policies, or associated supplementary planning guidance.

**OTHER MATERIAL CONSIDERATIONS**

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

**CONCLUSIONS**

It is recommended that planning permission be granted subject to conditions.