

DELEGATED OFFICER REPORT

Application Ref: F/22/93217

Site Address: 26 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replacement 2 storey, four-bedroom detached dwelling with detached garage

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Hamble Conservation Area • Within Crowsport Special Policy Area		

Planning History?	Yes ☒	No ☐
• Z/29185/000/ - CONSTRUCTION OF PITCHED ROOF - Refuse Planning Permission For - 02/12/1986		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	2 objection letters were received. The neighbours have raised the following concerns: • The size of the property. The first-floor area is more than 50% of the existing ground floor area. • Loss of privacy • Loss of private view • Not comply with the Crowsport Conservation Area guidelines		
Parish Council:	No Comments received		
Design Review Panel:	The Panel were generally supportive in principle of following a Bauhaus / International style inspired design, although it was noted it was a shame that another of the original Crowsport Estate dwellings would be lost.		
Built Heritage Consultant:	Holding Objection • Over the 50% limit • Loss of the external flue		
Ecologist:	Do not see any potential bat roost features. Biodiversity enhancements will be required.		
Highways:	No Objection		
Southern Water:	It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer.		

Site Visit:	Yes ☒	No ☐
Details: 14 th July 2022		

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, S2 and S8; and Development Management policies DM1, DM2, DM3, DM6, DM11, DM12, DM14, DM23, DM29 and DM30. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 35); Hamble-le-Rice Conservation Area Appraisal
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Assessment: The application dwelling is a single storey bungalow constructed in the Art Deco style. The property is flat-roofed, predominantly white rendered and simple in design and form, its frontage forming part of the western boundary of the northern arm of the conservation area which continues around the estate. The existing bungalow has an integrated garage and is open at the front with space for car parking. To the rear, there is a good-sized garden which is enclosed along the boundary by a mixture of close boarded fencing and mature hedging. The surrounding is residential in nature, 24-30 Satchell Lane are of the similar style, but the rest on the opposite side are a mix of generally two storey dwellings. Although the site is on Satchell Lane, it 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 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. This application proposes the demolition of the existing bungalow which appears to date from around the 1930s. The replacement dwelling would follow a Bauhaus/International style inspired design. The proposal also includes a single storey detached garage in the south-eastern corner of the site. In addition to the standard plans and elevations, the application is accompanied by the 'Design access & Heritage Statement', 'Street scene drawing' and 'Illustration drawings'. To ensure that all reasonable design options have been considered, and that the design meets the requirements as outlined in the Hamble Conservation Area Appraisal, this application has been taken to the Design Review Panel meeting on 12/07/2022. <u>Principle</u> • The application site lies within the urban edge and within an established residential area, where the basic principle of development is considered acceptable. Any planning approval, however, is dependent on that proposed being in accordance with the relevant policies of the adopted Eastleigh Borough Local Plan (2016 – 2036). The main policies in this instance are S1, S8, DM1 and DM12. • Policies S8 and DM12 relate to protection of the historic environment and heritage assets within the Borough, which include designated conservation areas and special policy areas, as well as nationally and locally listed buildings.

- Also of relevance is guidance relating specifically to the Crowsport Estate contained in the Hamble-le-Rice Conservation Area Appraisal. It gives clear guidance on developments for the Crowsport Estate. In order to preserve its unique style; developments including extensions will not be permitted unless the design reflects the scale, form and character of the state and has:
 - i) Roof forms that are flat with parapets
 - ii) Walls that are of white render
 - iii) Windows that are of a simple rectangular form without glazing bars
 - iv) First floor extensions that do not exceed 50% of the area of the ground floor
- In addition to these policies, the site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 35), it is recommended that the soft verges and the importance of the views to the River Hamble are also maintained.

Character and Design

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout density, design, and siting.
- The proposal is for a replacement dwelling, and the dwelling would sit largely on the footprint of the existing dwelling albeit with enlargements to the side and rear and a detached garage located to the front corner. The ground floor extension is proposed to square the existing footprint up, providing a large open plan kitchen/dining and family space to the rear of the dwelling. Three bedrooms are proposed at ground floor with a double height entrance hall with stairs up to the first-floor extension which incorporates the main master bedroom, living room, office, and roof terrace. It is considered that the proposed roof terrace could maintain a reduced bulk of building, and the glazed nature of the balustrade surrounding the terrace would also serve to lessen the potential prominence of the first-floor element of the development. It is confirmed that the first-floor area would not exceed 50% of the area of the ground floor.
- The dwelling proposed is similar in scale to the neighbouring properties at 24 and 28 Satchell Lane. Although the proposed first-floor extension would result in virtually the entire building being two storeys, the resulting dwelling would have a unique design with its notable recess of first-floor element and as a result would not adversely increase the bulk of the building when viewed from the Satchell Lane.
- It was queried by the adjacent neighbour that the proposal would not strictly follow the rules of the Bauhaus. For instance, full height vertically orientated glazing was not a feature of the original dwellings, which used more horizontally proportioned window openings with sills raised above floor level. Taking into consideration include the technical execution, external materials used, parapet height etc, it is deemed that the proposal would make the new proposed building a richer and more interesting piece of architecture. The proposal is generally in keeping with the ethos of Crowsport Estate and would provide an elegant addition to the road.
- The proposal also has a higher parapet than that currently shown, resulting in better proportioned elevations. A reduction in the area of glazing, particularly to the south-west facing front elevation may assist in addressing the design issue, as well as help reduce solar gain and overheating internally.
- The proposed detached garage would be tucked in the corner and screened by the front boundary planting. The impact caused to the local character would be very minimal.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- The proposal includes a rear roof terrace with frameless glass balustrading, and as such particular consideration has been given to the potential for a loss of privacy and overlooking for neighbouring residents. It is acknowledged that the nature of Crowsport and most suburban development is that there will always be a degree of overlooking of neighbouring properties, particularly so in Crowsport where many properties now have roof terraces and first floor living accommodation in order to take advantage of the river views available. In this instance, it is felt on balance unreasonable to refuse the construction of roof terrace in this area. Moreover, the proposed terrace would be contained within the building structure and bounded on the sides by the continuation of the walls from below, which would significantly help to minimise potential for overlooking from the terrace. The views out of the rear terrace are generally along the horizon and not immediately down and out or excessively to either side.
- A full height side window is proposed to the north-west elevation, so the occupiers of 28 Satchell Lane has raised an objection regarding loss of privacy. This is a notable consideration but amended plans has been received during the course of the application process which has confirmed that privacy window film would be applied on the side facing window to prevent undue overlooking.
- 28 Satchell Lane also commented that their view of the river Hamble would be obstructed by the construction of first floor element. In general, a private view is not something that planning controls seek to protect (please note no reference is made to such views in the Council's 'Quality Spaces' Supplementary Planning Guidance). While this may well be the case, the loss of a private view is not a material planning consideration.
- With regards to other amenity issues such as loss of light, the proximity, orientation, and relationship between its immediate neighbours is such that there would be no real loss of light.

Ecology

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- There are records of bats and hedgehogs in close proximity to this site. Therefore, the Council's Ecologist has been consulted as part of this application.
- After reviewing the site photos, it is confirmed by the EBC Ecologist that there are no potential bat roost features, and the proposed rainwater harvesting tank for use within the house and garden is encouraged as a good sustainability measure.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or

landscape features of particular amenity to the area. There are no likely significant impacts on the SPA.

Highways and Parking

- Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
- The application is for 5 dwellings or less so there is no required change of vehicle access onto the highway.
- The garage size would be big enough for the council to recognise it as an off-road car parking space due to the size would be 3.5m X 6.0m internally.
- There is more than adequate space for parking within the curtilage for a dwelling with four bedrooms. Therefore, the parking provided is sufficient for the property and the proposal will not diminish the capacity for parking.
- Access in and out of the site is unchanged, and the driveway is of sufficient size to allow for parking and turning to facilitate forward gear access and egress.

Other Matters

- The Council's Built Heritage Consultant's objections relating to the loss of external flue is noted. He stated that the existing flue can provide more useful heat within from the one source, making a more sensible contribution to reduced global warming. However, it was accepted that the potential sustainable credentials of the replacement proposed, in terms of insulation and energy efficiency, would be significantly greater than the existing, particularly if materials from the existing building could be recycled in some way.

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, 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.

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:

- Subject to Conditions
- Given the relatively modest scale of the original dwelling in comparison to the vast majority of existing Crowsport dwellings, the proposal is considered acceptable in principle. The resulting dwelling would be appropriate in its form, scale, and design, meeting all four of the requirements set out in the 'Hamble Conservation Area Appraisal' SPD. Furthermore, the proposal would not have a significantly harmful impact upon the amenity of neighbouring residents. For the reasons given above, the application is recommended for approval.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments