

DELEGATED OFFICER REPORT

Application Ref: H/22/93585

Site Address: 32 HAMBLE LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JS

Case Officer: Claire Campbell-Best

Description: Two storey rear extension, porch and bay to front.

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Built-Up Established Area Nature Conservation – SSSI Impact Zone & HRA Screening Criteria Aviation Safeguarding Article 4 – Restriction of the use of land by hovercraft Solent Mitigation and Disturbance Zone		

Planning History	Yes ☒	No ☒
Reference	Description	Decision
Z/37041/000/00	Outline: Construction of detached chalet bungalow and garage in rear garden with access off Flowers Close	Grant outline permission – 01/09/2000
Z/37041/001/00	Reserved Matters: Construction of chalet bungalow and garage in rear garden with access off Flowers Close pursuant to outline planning permission Z/37041/00/00	Approve the Reserved Matters – 13/02/2001

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	<u>1no. objection from 12 Flowers Close (summarised):</u> • Planning application not published adequately • Garden to the application site is small (due to a previous planning application to construct a bungalow and sever half the land to the garden) • Development will result in loss of amenity space to application site. • The upper floor windows will directly overlook Planners Folly (neighbour to the rear) • Overdevelopment of the site <u>1no. comment from Planners Folly (summarised):</u> • Kitchen/dining are with bi-fold doors directly overlook into our property • Planners Folly is slightly elevated and living area will face the proposed development and result in loss of light • Concerns of overlooking • Discussions with applicant regarding fence between shared boundary being raised to overcome overlooking/privacy concerns LPA response: The LPA publicise householder planning applications by notifying adjoining neighbours whose properties have a common boundary with the application site and those who are located opposite the application site (including those separated by a road or footpath) by letter. In this instance, the correct neighbours were notified by letter.		
Hamble Parish Council:	No comments received		

Ecology:	<u>Comments received 11/10/22:</u> I have reviewed the site visit photos. I don't see any potential bat roost features except the hanging tiles on the front elevation, which would not be affected by the proposals. Please could you add the following informative to the decision notice: In the unlikely event of any bats being found during demolition or construction, all work must stop immediately, and Natural England must be informed. Additional information is available on the Bat Conservation Trust website at https://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works. <u>Comments received 05/10/22:</u> This property is very close to records of bats and hedgehogs. I need to see some close-up photos of the areas of the house that would be affected by the proposals to determine whether further surveys may be needed. Biodiversity enhancements are required.
HCC Planning and Development Environment Department:	No comments received
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 04/10/2022		

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 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:
<u>Site and Proposal:</u> The application site comprises of a two storey detached dwelling located on the north-eastern side of Hamble Lane with the site gently sloping up to the rear. The property features a ground to first floor bay window on the front elevation and is set back from the highway by a good-sized driveway to the front. There is side access to the rear garden, which is a modest size due to previous historic planning applications severing the garden amenity space which will be covered in the background section of this report. The site is enclosed to the rear by a combination of close board fencing with vegetation and trees to the rear (north-eastern) and side (south-eastern) boundaries. The site falls within an established residential area made up of a mixture of dwellinghouses of varying designs, sizes and periods. This section of the north-eastern side of Hamble Lane consists of predominately detached properties, with more recent semi-detached housing within Flowers Close to the rear.

This application seeks approval for a two storey extension to the rear elevation and a porch and bay window to the front elevation of the host dwelling following the removal the existing front and rear conservatory/lean-to. The two storey element would comprise a dining area and utility/shower room at ground floor, with a wood burner flue to the side elevation and a fourth bedroom and bathroom to the first floor. The proposals would be finished in materials to match the existing.

Background

An outline and subsequent reserved matters application planning application for a detached chalet bungalow (Planners Folly) in the rear garden of the application site was approved in 2001. As a result of the approved application, the garden was severed, resulting in a smaller rear garden to the application site and a separation distance of approx. 16.8m between 32 Hamble Lane and Planners Folly.

Principle

The development is within the urban edge of Hamble where the principle of development is acceptable provided it complies with policies DM1, DM2, DM11 and DM14 of the Development Plan.

Design and layout

The design of the proposed two storey rear extension, front porch, bay window and wood burner flue is suited to the host dwelling in terms of its form, scale and appearance. The two storey element would mainly fill a recess to the rear of the host dwelling. The proposed extension would project a modest 1.55m (approx.) from the original rear built line of the host dwelling and 0.3m from the existing rear conservatory that is currently in place.

The proposed front porch and bay window are considered to be modest additions to the host dwelling and would not project beyond the principle-built line and would have a limited impact upon the Hamble Lane street scene. The bay window matches in design with the existing double height bay window and would compliment and rejuvenate the front elevation, replacing the tired lean-to which is currently in situ. The two storey element would be sited to the rear of the extension and would not be visible to the public realm. Additionally, the double pitched roof to the proposed extension is hipped in at the rear and would be set down from the main ridge of the host dwelling appearing subservient while mirroring that of the existing roof design to the rear.

The development would not be an overdevelopment of the site. It is acknowledged the rear garden amenity space is smaller as noted, however, it is considered sufficient amenity space would be retained with the proposals in place.

When taking in to account the subservience, hipped nature of the roof to the proposed extension and usage of similar materials to that of the host dwelling, it is not considered that the proposals are of an inappropriate form that would be detrimental to the character area.

Residential Amenity

The neighbours most impacted by the proposed development would be the adjoining neighbours; 30a and 34 Hamble Lane and the neighbouring property to the rear, Planners Folly.

Owed to the siting of the proposed development, the extension would not project closer to no. 30a Hamble Lane. However, there are 2no. windows which would be located on the proposed side elevation to the two storey rear elevation on the ground and upper floor that

would directly face this neighbour. The ground floor window would be screened by the high fencing/vegetation between the shared boundary. The upper floor window would serve a bathroom and would be obscured glazed, a condition will be applied to ensure the window is obscured with a top hung opening to further protect the adjoining neighbour.

As noted, the proposed rear extension would fill in a recess and replace an existing conservatory. While the proposal would not project any closer to no. 34, it would increase in depth by approx. 3.8m from the recess and would project into the rear garden. It is acknowledged the proposal would slightly impact upon the amenities of the neighbouring property, owed to the extended depth of the extension and the resultant impact of light and outlook for this neighbour. There are 2no. kitchen windows at ground floor level and 1no. landing window at first floor level to the side elevation of the neighbouring property which would face the proposed development. It was noted on the site visit, the proposal would impact on the outlook and light to the landing window and 1no. kitchen window. An amended block plan was provided by the Agent to indicate the proposed extension would not block the outlook and light to the 2nd kitchen window. On balance, as the landing window is considered a secondary window, the kitchen would still receive natural light and the 1.45m separation distance between the dwellings would be retained, the proposal is not considered to have a significant detrimental harmful impact upon the amenities of no. 34. There have also been no neighbour objections from no. 34.

Due to the planning history to the site, there is a 16.8m separation distance between the application site and the property to the rear, Planners Folly. While proposed rear extension would only project 0.3m closer to Planners Folly it is acknowledged this projection would result in a two storey development with 2no. additional windows to the proposed rear elevation and the occupants of Planners Folly have raised concerns to overlooking and loss of privacy. It is noted the separation distance would be less than 22m as set out in the Quality Places SPD, however due to the existing relationship and the applicant's proposal to raise the height of the boundary fence at the rear, it is considered the concerns to overlooking and loss of privacy would be resolved. A condition will be applied to ensure the height of the rear fence between the shared boundary is no less than 2m to safeguard the amenity of the neighbouring resident.

Highways Safety and Parking

The proposals would result in an additional bedroom and the host dwelling would become a 4no. bedroom property. This would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD. The required off-street parking would be provided by the front driveway within the site.

Other Material Considerations

There will be no adverse impact upon trees or other natural features worthy of retention and there are no likely significant impacts on the SPA.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 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: This application is recommended for approval, subject to conditions

Recommendation:

PERMIT ☒

REFUSE ☐