

DELEGATED OFFICER REPORT

Application Ref: H/22/93950

Site Address: LAYTON, HIGH STREET, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HA

Case Officer: Dorothy Hei-Tung-Hoh

Description: To demolish the existing outbuilding and propagator. To replace with more robust building.

Particular Site Constraints?	Yes ☒	No ☐
• Within Built-up Area Boundary • Within Local Shopping Area • Within Hamble-le-Rice Conservation Area • Within Article 4 Direction Area		

Planning History?	Yes ☒	No ☐
• Z/25087/000/00 - Single storey rear extensions - Permit - 03/03/1981 • N/11/69942 - Notification of intent to top 2no. Leylandii in rear garden by removing 1/3 off the top - Raise No Objection To - 20/12/2011 • N/15/77497 - Notification of intent to remove 2no. Scotts Pines at rear - Raise No Objection To - 18/12/2015 • C/15/77427 - Two storey front, two storey side, rear conservatory and provision of first floor rear balcony, raising of roof, provision of front and side dormers and rear roof lights to create habitable accommodation - Permit - 02/03/2016		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Built Heritage Consultant:	Withdraw holding objection		
Southern Water:	Southern Water requires a formal application for a connection to the public foul sewer to be made by the applicant or developer		

Site Visit:	Yes ☒	No ☐
Details: 3 rd November 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, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Hamble-le-Rice conservation area appraisal

Assessment:

Layton is a two-storey semi-detached dwelling which lies within the Hamble Conservation Area. The application property is roofed by a brown/red tiled hipped roof and has a front gable projection which overhangs the front elevation and the ground and first floor bay windows. The host dwelling is finished in red brickwork at ground floor level with red tile hanging and white render at first floor level. Situated at the very heart of the Hamble village centre, the surrounding area contains a mixture of commercial and residential properties. The application seeks approval to replace the existing outbuilding with a more robust building. The development is considered acceptable and complies with policies DM1, DM11, DM12 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within the urban edge; therefore, the basic principle of development is considered acceptable. However, the acceptability of any proposal would be dependent upon consideration of the design and impact upon the wider surrounding conservation area, as well as the impact upon neighbouring amenities, assessed against the relevant planning policies and supplementary guidance requirements.
- As the application site falls within The Hamble Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is triggered. This Section requires special regard to be given to the desirability of preserving or enhancing the character or appearance of the area.

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.
- Situated at the very heart of the Hamble Conservation Area, all the buildings on the opposite side of the application site are listed Grade II, therefore any significant development at the site would not be welcome in the setting of a number of heritage assets. Following discussion with the agent, it is confirmed that the proposed outbuilding would feature a flatter roof and be located at a lower ground than existing. In this instance, it would not appear visually intrusive when viewed from the High Street; the Built Heritage Consultant has withdrawn his objection.
- The application property is elevated above the road, the proposed outbuilding would be shielded by the front retaining wall and side gate, and as such it would not have a detrimental impact on the character of the area and would preserve the character and appearance of the conservation area.
- The new structure would largely utilise the footprint of the existing outbuilding, thereby it would not encroach unacceptably into the side garden, maintaining the amenity spaces around the property. Further, it would be modest in height, it would respect and be appropriate for its setting and surrounding context.

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.
- Whilst the application site lies within the conservation area and is very close to the grade II listed buildings, the existing side gate and boundary treatments can provide sufficient screening and privacy. Owing to its location, roof form and single storey nature, the proposed structure would not give rise to a material level of overshadowing, it is also not considered to cause any overlooking.

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.
- No impact with regards to off-street parking as no new bedrooms are proposed.

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 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.

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
- The proposed development would be modest in size and would not create a detrimental impact to the character and appearance of the conservation area. It would also cause no loss of outlook or loss of privacy to any neighbours. The recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...