

DELEGATED OFFICER REPORT

Application Ref: H/22/93707

Site Address: 22 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Case Officer: Claire Campbell-Best

Description: Replacement of glazed wall and roof with parapet wall. Alteration to fenestrations

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge With Established Residential Area Within Hamble Conservation Area		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
F/06/56011	Construction of first floor with balconies to front and external staircase to first floor roof	Refuse – 04/04/2006
F/06/57141	Construction of first floor with balconies to rear and side external staircase to first floor roof terrace	Refuse – 23/05/2006
F/06/58346	Construction of first floor and single storey extension	Permit – 03/01/2007
F/07/61328	Construction of replacement dwelling	Permit – 26/11/2007
D/10/67986	Demolition of existing dwelling	Permit – 12/01/2011
C/10/67977	Construction of replacement two storey dwelling	Permit – 05/01/2011
C/11/68836	Construction and piling of retaining wall on site boundary	Permit – 09/06/2011
C/11/70006	Installation of photovoltaic panels on roof and associated raising of parapet height by 0.2m	Permit – 06/01/2012

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Hamble Parish Council:	No comments received		
Built Heritage Officer:	<u>Further consultation response received 25/11/22:</u> I get the impression that the proposed single pane is approaching twice the width of the examples and as a result has a strong horizontal emphasis compared to the vertical emphasis of the remainder of the windows and indeed the second example, the first being square to all intents and purposes. A single vertical glazing bar in the centre of the proposal, however fine, would resolve this dichotomy giving large areas of clear glazing that relate better to the surrounding buildings and the remainder of this one's fenestration. <u>Further consultation response received 25/10/22:</u> On item 1 I stand corrected, the overhang has a surprising optical effect which was perhaps enhanced by viewing it on a standard size screen, not downloading it.		

	On the second matter, there are no glazing bars whatsoever shown on the drawing, so it could be just one sheet of glass which itself is out of context. <u>Consultation response received 17/10/22:</u> No objection in principle but just two items: 1. The head of the new window needs to be level with that of the window/door to the left at first floor level. What is proposed has the effect of increasing the apparent height of the overall building whereas having it at the same level maintains the existing status quo. 2. There is no detail of the proposed windows. We need to be sure there are no unnecessary glazing bars proposed, to be in line with the Conservation Area document. Holding Objection
Ecology:	No objection
Southern Water Services:	No objection
Natural England:	No comments received
HCC Waste and Minerals:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 25/10/2022		

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, DM12 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals, Hamble Conservation Area Appraisal
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Assessment: <u>Site and Surroundings</u> The application site contains a two storey Art Deco style dwelling with white rendered parapet walls which replaced a similar style dwelling following planning permission that was granted in 2011 under C/10/67977. The dwelling is an 'upside-down' house, with the main living space at first floor level. The property features a projecting balcony at first floor level to the front elevation along with a glazed wall roof. The application site lies within the Crowsport Estate which is located at the northern end of the Hamble-le-Rice Conservation Area and features similar distinct white rendered Art Deco properties, with many having been altered over time. This application seeks approval for the replacement of the glazed wall and roof located on the first floor front elevation. The glazed roof would be replaced with a parapet wall to match the existing and the glazed wall would be replaced with a large glazed picture window.
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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, DM12 and DM14 of the Development Plan.

The application site is also within the Hamble Conservation Area, the Hamble Conservation Area Appraisal Supplementary Planning Document includes a specific section on Crowsport. This states that:

“In order to preserve its unique style; development including extensions will not be permitted unless the design reflects the scale, form and character of the estate 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.”*

The relevant part relating to this application is part iii. which sets a limit for window sizes without glazing bars. This is intended to ensure any window amendments preserve the character of the original estate.

Design and Layout

- As noted above, the existing glazed wall and roof to the first floor front elevation would be replaced; the glazed roof would be removed and infilled with a white rendered parapet roof and would maintain the same ridge line as the existing roof. The glazed window would be replaced with a similar sized picture window and would be level with the existing doors also present on the first floor elevation. The key difference is that the existing window has glazing bars and the proposed would wholly glazed with no bars to break up the window.
- The proposed parapet wall and roof infill would blend in with the host dwelling and would continue to appear similar in design with the surrounding properties within Crowsport and therefore is respectful to the property itself and in-keeping within the local vicinity.
- The Built Heritage Officer has placed a holding objection to the window element of this application due to its height and overall size. It was determined through closer inspection of the plans, that the height of the proposed window was level with the existing fenestration and this part of the objection was withdrawn.
- The Heritage Officer continues to have an objection to the large proposed window due to its size and with no glazing bars present. Having glazing bars would better relate to the surrounding buildings and to the existing fenestration of the host dwelling. It was noted upon the site visit and by photos provided by the Agent that there are other examples of large windows without glazing bars within Crowsport (namely no. 10). The Heritage Officer was re-consulted and considered the photos and still continued to object and requested amended plans to show a fine single glazing bar to break up this larger window. This recommendation was declined by the Agent and Applicant and advised blinds would be installed which would help to break up the appearance of a single sheet of glass.
- As the recommended amendment is minimal and using the Hamble Conservation Area Appraisal guidance which states ‘*windows that are of a simple rectangular form without glazing bars*’ should be installed to preserve the unique style of Crowsport, it is clear this is a grey matter as the guidance is somewhat contradictory to the Heritage Officer’s comments on this application. The exception being the window would not be of simple form but a large picture window. Whilst not disagreeing with the Heritage Officer’s comments and the guidance limitations, there are some factors which need to be considered and weighed against. These include the window’s dimensions which are similar size to what is currently in situ and the placement of blinds would help to give the appearance of glazing bars and

would result in the window having a broken-down appearance and which would soften the overall prominence. The proposed roof infill would also lessen the dominance of the glazing that is currently in place and would continue to maintain the character of the property.

- On balance, it would be unreasonable to refuse this application based on the window design as only a small amendment would result in the Heritage Officer fully withdrawing their objection.

Residential Amenity

- 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.
- The proposed window as noted, is similar in size to what is already in place and would be located to the front elevation overlooking the street scene where overlooking is expected and tolerated.

Other Material Considerations

- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- The proposal does not result in any additional bedrooms and parking would remain unaffected.

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.

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: Upon reflection of the scheme and the considerations listed above, this application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐