

DELEGATED OFFICER REPORT

Application Ref: H/22/93798

Site Address: 137 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Proposed first floor rear dormer with juliet balcony

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary		

Planning History?	Yes ☒	No ☐
• Z/17995/000/00 - extension - Permit - 04/11/1977 • Z/17995/001/00 - extension - Permit - 04/03/1980 • Z/17995/002/00 - CONSTRUCTION OF REAR CONSERVATORY - Permit - 07/08/1997 • H/22/93136 - Proposed first floor 2 no. dormers and a balcony and a viewing platform located in the back garden. - Refuse Planning Permission For - 08/08/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	Two representations were received from the same neighbour. However, the neighbour did not note that this application is a revised design approach, so she reiterated the objections previously raised to the application as originally submitted.		
Parish Council:	No Comments received		
Ecologist:	A preliminary bat roost letter report is required but no evidence of bats was found during the survey		

Site Visit:	Yes ☒	No ☐
Details: 30 th June 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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 32)

Assessment:

The application site contains a detached bungalow set in a long plot which slopes up gently from the road and then getting steeper towards the rear of the site. The dwelling has a steep roof with flat roof dormer and prominent gable at the front. Over the years, rear extensions and conservatory have been added to provide additional accommodation. The immediate neighbour (135 Satchell Lane) of the application site is of a similar style and appearance, both properties are accessed from a shared driveway off Satchell Lane. Trees and shrubbery to the front adjacent to the road but open at the shared vehicle access point. The very rear boundary onto the field behind is a 1.2 metre post and wire fence. The surrounding area is residential in nature, consisting of large, detached properties of varying styles set in spacious verdant plots. This application is an amended version of a previously refused application (H/22/93136) which was deemed to have an unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy or overlooking and have an adverse impact on the character and appearance of the host dwelling. In response to the refused application, the agent confirmed that this revised proposal had omitted 1 no. dormer, rear balcony, and a viewing platform. The first-floor rear dormer with Juliet balcony is the only element in this current application. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 32) which provides the following guidance on developments and that they should ensure that:
 - i) Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
 - ii) Retain and extend the continuity in building line at the southern end of Satchell Lane.
 - iii) Ensure that any back land development is subordinate to the existing development and serviced via a separate access road.
 - iv) Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting

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.
- Given the proposed development is to the rear, the loft conversion with rear dormer would not harm the appearance of the application dwelling itself. The changes would be a proportionate addition to the existing property, which have been sympathetically designed to ensure the bulk of the new space sits within the pitch of the roof. Projecting from the rear elevation by 1.67m and have a width of 3.75m, the rear dormer is considered to be modest in size and would not appear dominant. Moreover, it would sit sufficiently below the ridge of the roof and far away from its edges and therefore it would not harm any established roof line.

- Although the rear dormer would be visible from adjoining gardens, it would not be in obvious view from the public realm. As such, it would not be detrimental or adversely affect the appearance of the street scene. In terms of design, the rear dormer is considered to be in keeping with the existing dwellinghouse and it would match the property in terms of materials. The level of light emitted from this window is also expected to be normal of that of any residential use.

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 proposed rear dormer would not inappropriately overlook the neighbouring properties due to no side facing windows. The Juliet balcony is also considered to be no intrusive. It is therefore considered that the proposal would not increase overlooking potential to neighbouring properties.
- The property has no immediate rear neighbouring properties, with the closest one being distances approximately 700m away. This separation distance exceeds the recommended 22m distance between first floor rear windows. Therefore, the proposed dormer and new larger rear window are of a suitable size and would not create a sense of unacceptable overlooking to any neighbours.

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.
- This property is on the edge of Hamble Common, and near the designated areas of the river Hamble. Also, there are records of nesting birds and bats nearby. Therefore, the Council's Ecologist has been consulted as part of this application.
- Given the construction of the dormer will affect the existing roof, fascia boards and the hanging tiles on the side of the existing 1st floor extension, a preliminary bat roost letter report is required. This report has been done by Pro Vision in November 2022, and no evidence of bats was found during the survey.

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 proposal does not incorporate any additional bedrooms so it would not impact on the existing car parking arrangements.

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
- This revised proposal is considered a significant improvement and has addressed the previous concerns raised. The recommendation is to permit

Recommendation:

PERMIT ☒

REFUSE ☐

Comments