

DELEGATED OFFICER REPORT

Application Ref: H/22/94041

Site Address: CHERRY TREES, SCHOOL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4JD

Case Officer: Claire Campbell-Best

Description: Demolition of the existing front porch. Two storey rear extension. Single storey front extension. Alterations to fenestrations

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge		
Within Built-Up Established		
HRA Screening Criteria – River, SAC, SPA and Ramsar		
County Sites of Archaeological Importance – Yellow Buffer		
Southern Water Sewers 2m Buffer		

Planning History	Yes ☐	No ☒
The site has no planning history		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None		
Hamble Parish Council:	No comments received		
Ecology:	I have reviewed photos of the exterior and interior of this property and a survey will not be required. The roof tiles, felt, soffits, fascia, barge boards, and guttering were replaced within the last three years by the previous owner. There are hanging tiles on the front and rear elevations, with one missing tile on the rear (western) elevation. I don't see any potential hedgehog habitat near the building that would be affected by construction. There is a small risk that a bat might be hibernating under the hanging tiles, in the vicinity of the missing tile on the western elevation. I don't see any gaps in the other hanging tiles. The following precautionary working method must be conditioned: Hanging tile removal must be done outside of the active bat roosting season (which is between May and September). The hanging tiles must be removed carefully by hand. All workers must be informed of the possibility of bats roosting under the tiles. If a bat (or signs of bats such as droppings) is found, all work in that area must stop immediately, and the tile must be carefully replaced without disturbing the bat. Natural England must be called, and a bat licensed ecological consultant will be needed. Additional advice is available from the Bat Conservation Trust at https://www.bats.org.uk/advice/help-ive-found-a-bat Biodiversity enhancements will be required. Built-in bat bricks/boxes and swift bricks/nest boxes might be appropriate enhancements.		
Southern Water Services:	It appears that the developer is intending to build over a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before		

	any decision can be made as to whether it would be acceptable for Southern Water to allow building-over to the sewer. In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.
Asset Management:	No comments received
HCC Archaeologist:	No comments received
Natural England:	No comments received

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 13/12/2022		

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; Hamble Character Area Appraisals.
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Assessment: <u>Site and Surroundings</u> The application site contains a detached two storey dwelling located on a corner plot on the junction of School Lane and River Green. The dwelling is set centrally within a good sized plot with a gravel driveway and spacious garden to the front with side access leading to a rear garden. The property features a two storey projection at the rear comprising of a garage at ground floor level and a bedroom and ensuite to the first floor. There is also an attached carport located on the northern elevation and a small projecting porch to the principal elevation. The surrounding area is residential in nature with School Lane featuring detached properties differing in style and age in similar sized plots. To the east of the site lies River Green, a development made up of flats and terraced housing and to the north lies the Hamble Conservation Area. <u>Proposal</u> This application seeks approval for a two storey and part single storey rear extension, a single storey front extension and elevational alterations, following the removal of the existing carport. The two storey rear element would replace the two storey rear projection currently in place but would have a larger "L" shaped footprint than the existing. As a result, the largest part of the rear extension would project 1.5m further into the rear garden and would span the width of the host dwelling, with the first floor element of the extension set in 1.9m from the southern elevation. This would have a double pitched roof with 2no. timber clad gable ends with 2no. Juliette balconies inserted into the proposed first floor rear elevation.
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The single storey front extension would replace a smaller existing front porch. It would have a flat parapet roof and would be served glass roof lantern, a set of patio doors and 2no. full-length glazed panels to the proposed front and side elevations. It would project 3.3m into the front garden and would comprise a snug area and integrated/covered porch.

The alterations proposed to the existing elevations include; the infilling of 1no. window and enlargement of 1no. window to the first floor front elevation, the insertion of 1no. window and an existing window would be replaced with an access door and window to the ground floor side (north) elevation and 1no. window would be reduced in size to the first floor rear elevation.

The proposals would be finished in a white/cream render and timber (larch) vertical cladding, The proposed windows would be grey aluminium framed. The hanging tiles and white cladding to the front elevation would be replaced with the same proposed cladding and the remainder of the existing bricked walls would also be rendered to match the new additions.

Principle

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

- The development is within the urban edge of Hamble where the principle of development is acceptable.

Design and Layout

- The design of the two storey and part single storey rear extension, single storey front extension and elevational alterations are suited to the host dwelling in terms of its form, scale and appearance.
- The proposed two storey element replacing the existing projection would not be too dissimilar in size and proportion. It would maintain the existing ridge line, which is set down from the main dwelling showing a level of subservience. The noticeable differences would be the 1.5m projection further into the garden and elevational alterations to the public realm, however these are considered to be modest and would not cause any material harm within the street scene.
- It is acknowledged the proposed rear extension is wider than the existing, however due to the layout of the proposal, the second smaller two storey projection would be set back and part single storey. It would not be overly visible to the public realm and would be mainly screened by the proposed larger projection which is already an established feature within the street scene and as such, the overall impact of this element within the wider surrounding area would be minimal.
- The proposed single storey front extension is considered an acceptable addition; the host dwelling is set well back from the road and the proposal would sit comfortably within the street scene. It was noted upon the site visit, there are a few examples of front projections/porches and no strong front building line within this section of School Lane and therefore would be in-keeping with the surrounding area.
- This section of School Lane features a mix of properties of varying design where there is no sense of uniformity. However, it was noted on the site visit some of the surrounding properties have a mixture of white rendered elevations and timber cladding. Therefore, it is considered the development and proposed new materials would not harm the character of the host dwelling or the wider surroundings.
- The development would not be an overdevelopment of the site, a good-sized front and rear garden would be retained with the development in place.

Residential Amenity

- The neighbours most impacted by the proposal would be the neighbours to the east (no. 31 and 32 River Green) and the neighbour to the south-west (Hollyleigh)

- The two storey rear extension and the 2no. Juliette balconies would have a separation distance of 22m between the neighbouring properties to the east. Juliette balconies are assessed in the same manner as windows, in that there will be no external space to sit on and would not create any unacceptable overlooking or loss of privacy. As such, this element complies with the guidance set out on the 'Quality Places' SPD. There have also been no neighbour objections to this element of the proposal.
- Upon assessment on the submitted plans, it was noted the smaller two storey projection did not comply with 45-degree code and an amendment was requested to set back this element to ensure the outlook and loss of light is not significantly altered to a detrimental degree for the neighbour to the south-west (Hollyleigh).
- Amended plans were received which set back this projection by 0.5m. While the proposal still slightly fails the 45-degree code, this is guidance (as outlined in the Quality Places SPD) and other mitigating factors may consider this element to be acceptable. As such, it is considered the separation distance between the two dwellings, the high mature trees along the shared boundary, the amount of daylight that would still be received for this neighbour and with no objections received, it is concluded that on balance, this element is acceptable and the neighbouring property would not experience an unacceptable loss of outlook or light due to these factors.
- Owing to the siting, separation and boundary treatments between the neighbours and the front extension, this element of the proposal is not considered to have an adverse impact upon the amenities of the neighbouring properties.
- With regards to the elevational alterations and the additional windows proposed to the side (north) elevation, it is considered the proposed windows would not cause any significant loss of privacy or overlooking. There are already windows in similar locations which already overlook the public realm where overlooking is more tolerated. There is a separation distance of 13m between the application site and the private garden space to the neighbouring property to the north (South House) but given the existing relationship and the dense, high hedgerows lining the southern boundary to the neighbouring property, it is considered there would be no significant loss or privacy or overlooking.

Highways Safety and Parking

- The proposal would result in an additional bedroom, resulting in a 4no. bedroom property which require 3no off-street parking spaces as set out in the Residential Parking Standards SPD. The block plan indicates this can be accommodated by the driveway to the front of the curtilage.

Ecology

- Ecology were consulted due to the proposed works to the roof. Initially, the Council's Ecologist confirmed a preliminary ecological assessment would be required due to records of protected wildlife species near the application site.
- Upon close inspection of site visit photos and correspondence with the applicant, the Council's Ecologist confirmed an assessment would not be necessary and recommended the removal of the hanging tiles must be done outside of the active bat season, this will be controlled by condition.

Other Material Considerations

- Southern Water were consulted upon due to the proposal being in close proximity to a foul sewer. Southern Water recommended a condition be applied to ensure the agent/application must advise the Local Planning Authority and Southern Water the measures undertaken to protect public sewers. The agent has agreed to this condition via email
- There will be no adverse impact upon trees or other natural features worthy of retention.

- 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.

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 ☐