

DELEGATED OFFICER REPORT

Application Ref: H/22/94327

Site Address: ASTONS, 131A SATCHELL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HP

Case Officer: Dorothy Hei-Tung-Hoh

Description: Replace existing first floor front balcony with glass balcony and alterations to fenestrations

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

Planning History?	Yes ☒	No ☐
• Z/27762/003/00 - SINGLE STOREY FRONT EXTENSION WITH ROOF TERRACE ABOVE - 03/08/2000 - Permit • F/13/73744 - Construction of 3 bed detached dwelling with associated parking and landscaping - Permit - 19/09/2014 • X/16/78260 - Relief of conditions 6 and 8 of planning permission F/13/73744 to remove code for sustainable homes requirements - Permit - 17/05/2016 • H/21/91160 - Two storey rear/side and single storey side and rear extension - Permit - 17/09/2021 • PD/22/93911 - PD Enquiry: Removal of oriel bay window and roof canopy to front, replacement with flush window, and the replacement of and extension to the existing balcony - A Planning Application Is Required - 19/10/2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments received		
Parish Council:	No real grounds for objection		
The Safety Admin Team:	There should be no mechanical excavations taking place above or within 0.5m of a low/medium pressure system or above or within 3.0m of an intermediate pressure system. You should, where required confirm the position using hand dug trial holes. Safe digging practices in accordance with HSE publication HSG47 "Avoiding Danger from Underground Services" must be used to verify and establish the actual position of the mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that this information is provided to all relevant people (direct labour or contractors) working for you on or near gas pipes. It must be stressed that both direct and consequential damage to gas plant can be dangerous for your employees and the general public and repairs to any such damage will incur a charge to you or the organisation carrying out work on your behalf.		

	Your works should be carried out in such a manner that we are able to gain access to our apparatus throughout the duration of your operations.
Asset Data Team:	If a Service Cable is not shown on our maps sent, and you require the Cable to be Traced, please contact the General Enquiries Department.

Site Visit:	Yes ☒	No ☐
Details: 5 th January 2023		

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 two-storey 4-bedroom detached dwelling located in the west of Satchell Lane. The property is accessed via a shared driveway with Nos 131, 131b & 131c. The surrounding area is residential in nature, consisting of large, detached properties of varying styles set in spacious plots. The site, and adjoining sites, have some history which is worth noting. In 2014, permission was granted for a detached 3-bedroom dwelling at the front garden of the application site, and the property is now known as No131c. The application seeks approval to replace existing first-floor front balcony with glass balcony. The proposal also includes the alterations to fenestrations. The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that: <u>Principle</u> • 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.
- The application site does not lie within a Conservation Area or within any other designation, and there is nothing inherent about the area which means that the design would be undesirable, particularly so in Satchell Lane where many properties now have front or rear balconies. Therefore, it is considered that the replacement front balcony is sufficiently respectful to the original dwelling and would not out of keeping with the character and context of the surrounding area.
- The application property sets back off the highway with long driveway and therefore it does not occupy a prominent position on the frontage. The glazed nature of the balustrade surrounding the new balcony would also serve to lessen the potential prominence of this element of the development. It is considered that given the modest size of the proposal, the replacement front boundary would not be significantly harmful to the character of the host dwelling or wider surrounding area.
- The alteration to fenestrations is being considered to be suitably complementary to the host building. As such, it is not considered to increase the visual impact of the dwelling.

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 proposed replacement balcony is larger and will project further out, it is only marginally closer to No131c than the existing, with the prevailing degree of separation serving to limit the material increase in the potential for overlooking. Moreover, the views out of this balcony are already open to public view. Taking account of these factors and no objections raised by the occupiers of any neighbouring properties, it is considered that the resulting arrangement is acceptable.

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 will 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
- The proposal is a modest size and will not create a detrimental impact to its locality and any neighbours. Therefore, the recommendation is to Permit.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments