



(10) Photo East along the rear access area at the South of the bungalow, highlighting the nature of the rear low level retaining wall and shrub planting, forming the boundary with No.19, at the higher level.



(11) Photo looking South-at the secondary block paved Courtyard Garden Area, adjacent to No.20, highlighting the underused nature of this space, combined with the material quality of the bay window element, due to be completely removed and replaced as part of the property remodelling process.



(12) Photo of No.14 Crowsport Estate, recently extended and remodelled to include new first floor accommodation and an associated roof terrace, as per Planning Approval C/15/76351 (details confirmed in Appendix A).



(13) Photo of No.5 Satchell Lane, a modern white rendered two storey house positioned adjacent to the entrance of Crowsport Estate, highlighting this property's two storey mass, material character and incorporation of North facing first floor roof terraces, served by large glazed openings.



(14) Photo of No.28 Crowsport Estate, a recently extended and remodelled white rendered property with First Floor and Roof Terrace accommodation, as per Planning Approval C17/80337 (details confirmed in Appendix A).



(15) Photo of No.27 Crowsport Estate, a recently extended and remodelled white rendered property with First Floor and Roof Terrace accommodation, as per Planning Approval C/11/69820 (details confirmed in Appendix A).

5.0 PLANNING POLICY

- 5.1 Planning policies that relate to the site are contained in within Eastleigh Borough Councils Local Plan Review, June 2018.
- 5.2 The Local Plan also sets a range of criteria to protect and enhance the residential environment, encouraging design, layout and use of materials that reinforce local character, whilst promoting high levels of surveillance of public areas.
- 5.3 In general as per urban design principles, the Local Plan encourages development proposals to relate with the site's context, should be designed to not harm the character or appearance of the area, and that they should create an attractive street frontage with defensible space.
- 5.4 In Design terms the Local Plan requires developments to relate with their context, requiring schemes to be compatible with existing land forms and any natural features which contribute to the quality of the local environment. Furthermore developments should relate to and be integrated into the existing urban structure in terms of massing, scale, appearance and visual impact, thus positively enhancing the public realm.
- 5.5 Finally due to the Crowsport Estate's listing as a Conservation Area, and as per the Hamble Le Rice Conservation Area Appraisal 2008 (page 12), guidance for alterations to existing Crowsport Estate Dwellings is as follows:

In order to preserve its unique style; developments 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.*

7.0 DESIGN APPROACH / PRINCIPLE OF DEVELOPMENT

7.1 The main principle adopted in the design of the proposed alterations and extensions were to:

- Design a new First Floor extension served by roof terraces, allowing living accommodation to be located at first floor level, tailored to avoiding overlook of any surrounding properties and achieved through the use of obscure glazed screening where necessary.
- Rebuild, remodel and extend the entire Eastern section of the Bungalow's Ground Floor, allowing for creation of a new Master Bedroom suite, a linked Double Garage and all necessary internal alterations providing access to the new First Floor element.
- Incorporate an "Open Plan" Kitchen, Dining, Living Space at First Floor linked to a series of Roof Terraces to provide additional amenity and seating areas, benefiting from view towards the River Hamble or Westerly for the evening sun.
- Partially reconfigure and enlarge parts of the Ground Floor to facilitate provision of en-suites for the new or existing reconfigured bedrooms.
- Partially extend and reconfigure the front entrance area, offering a canopy area in front of the front door, with a larger lobby area provided internally.
- Partially reconfigure the existing car parking layout to allow 2x cars to park off the street (Crowsport Track).

- Introduce a series of minor landscape or boundary treatment alterations, in terms of rendering the existing brick wall white, introducing a slightly revised front approach to the remodelled dwellings front door. In addition, and as per the Arboricultural Assessment Report from 2022, a diseased Cherry Tree and 2x unsafe Fir Trees will be removed, as per the Proposed Site Plan.

7.2 Key characteristics of the proposed alterations were primarily associated with:

- Proposing a combination of extensions and alterations which comply with the principles highlighted in the Hamble Le Rice Conservation Area's Appraisal 2008, in terms of external design character, simple door and window openings or maintaining parapet walls at roof level.
- Designing a new first floor extension which seeks to comply closely with the 50% ratio of existing Ground Floor Area to First Floor Area, or Ground Floor Area to Roof Terrace Area, at around 50%.
- Incorporating alterations which collectively help remodel the whole dwelling, offering a new up to date contemporary appearance, that is in keeping with and complimentary of the established context of the Crowsport Estate Conservation Area.

8.0 DESCRIPTION OF DEVELOPMENT

- 8.1 As highlighted previously this Householders Planning Application for “The Swallows” No.18 Crowsport Estate, seeks planning approval for erection of a new First floor extension served by new roof terraces, with the partial extension and reconfiguration of the Ground Floor, to include minor site landscape alterations where necessary, such as the removal a diseased Cherry Tree and 2x unsafe Fir Trees, as per the Arboricultural Assessment Report from 2022 and Proposed Site Plan.
- 8.2 In summary the remodelled dwelling proposal offers the following accommodation:
- GROUND FLOOR:
- 5x Bedrooms, each served by an En-Suites
 - Double Garage linked to the remodelled dwelling
 - Plant / Laundry Room
 - Large coats / general cupboard
- FIRST FLOOR:
- New First Floor “open plan” Kitchen, Dining Lounge
 - New First Floor Study with adjacent Toilet
 - First Floor Pantry Area with adjacent Chiller
 - 2x Roof Terraces offering areas for external seating
- ROOF:
- 2x Flat Roof Lights over the Lounge or the Dining Area
 - An Array of 12x 250W Solar Panels, generating an estimated 3.0Kwph
- 8.3 As highlighted previously the proposal has been deigned to relate to and reflect characteristics of existing neighbouring context of the Crowsport Estate “Conservation Area” and is designed to have no impact on any surrounding properties or their amenity areas, in terms of overlooking or over shadowing. This has further been enhanced through the use of carefully positioned obscure glazed screening around the roof terrace areas.
- 8.4 In terms of finishing materials, the external walls will be re-rendered and painted white, incorporating white metallic coping on top of parapet walls. Additional detailing features such as window and door frames are specified to be grey, which when combined help create a simply formed white rendered building, incorporating Art Deco Style openings and a simple material palette.
- 8.5 Collectively the materials selected for the remodelled dwelling have been adopted to help create a proposal which both complements and is sympathetic to the surrounding context, thus enabling an aged bungalow to reflect the neighbouring context, with adoption of first floor living accommodation.
- 8.6 In terms of finishing materials, the proposed extended and remodelled dwelling incorporates:
- White Rendered Walls
 - Grey framed composite Doors and Windows
 - White Zinc or similar Hoppers and Downpipes
 - White metallic coping on the parapet walls

- 8.7 In view of the above, the proposed extension with general alterations throughout have been tailored to compliment and respect the Crowsport Estate “Conservation Areas” material character, resulting with a modernised dwelling, designed to blend into the established context.



Above: Existing Contextual Isometric image highlighting the mass and material character of the existing bungalow, relative to the surrounding Crowsport Estate context.



Above: Proposed Contextual Isometric image highlighting the mass and material character of the extended and remodeled bungalow, relative to the surrounding Crowsport Estate context.

9.0 EXISTING & PROPOSED AREA RATIO DETAILS

9.1 In terms of Area comparisons between the existing bungalow and the remodelled dwelling, provided with new first floor accommodation and roof terrace, please see the table below which confirms proposed area ratios and how they seek to comply with the 50% First Floor to Ground Floor Area comparison, as per policy set out within the Hamble Le Rice Conservation Area Appraisal 2008.

TABLE 1 – AREA COMPARISONS

EXISTING BUNGALOW FOOTPRINT AREAS		PROPOSED BUNAGLOW FOOTPRINT AREAS	
GROUND FLOOR	159.6m ²	GROUND FLOOR	202.9m ²
DETACHED GARAGE	32.6m ²	NEW FIRST	116.5m ²
N/A		TOTAL ROOF TERRACE AREA (inc Parapet Walls)	71.8m ²
TOTAL FOOTPRINT AREA	192.2m ²	TOTAL FOOTPRINT AREA	202.2m ²
EXISTING SITE AREA	569.9m ²	RETAINED SITE AREA	569.9m ²
% OF DEVELOPED SITE AREA	33.7%	% OF DEVELOPED SITE AREA	35.6%
		FIRST FLOOR TO GROUND FLOOR RATIO	57.04%

9.2 With regards the guidance associated with Ground Floor to First Floor Ratio areas, and whilst it is acknowledged that technically the First Floor of this proposal equals 57.4% of the Ground Floor Area, the following considerations depict why and how this proposal should be deemed acceptable relative to the application sites specific context, and the level of alterations previously found acceptable for both Extensions and New Build Developments within the Crowsport Estate.

- On average when compared to other Crowsport Estate properties, No.18 occupies a smaller site area compared to the average and takes the form of a smaller property footprint when compared to the average. Therefore with the extension proposal and when compared to other properties within the estate, it can be argued the proposed First Floor Accommodation, whilst above the of 50% desired ratio, is smaller than the First Floor Accommodation approved on other properties.
- As a whole and when assessed with the proposed extension, combined with the limited increase in the properties footprint area, it should be also be recognised that full compliance with the desired First Floor to Ground Floor Accommodation Ratio could be achieved by increasing the size of the Master Bedroom Suite at Ground Floor. However, by doing so would result with an increase in the properties footprint size, which at present has been kept to a minimum to maximise the overall area of external site amenity, whilst also limiting potential impacts of any adjacent neighbours. It should also be noted that this was a similar assessment afforded to the approval at Land Adj No.10 Crowsport Estate (C/22/92414), where by the Conservation Officer stated “While one would normally expect this (the 50% rule) to be rigidly upheld, in this instance the extenuating circumstances of the restricted plot could allow some relaxation of the rule.”

- In summary the following lists recent Crowsport Estate Planning Approved Applications which contained First Floor to Ground Floor Ratio's which don't fully comply with the 50% guidance ratio:

F/07/61328 - 22 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of replacement dwelling

Type of Application: Full planning

Decision: Permit

Decision Date: 26/11/2007

C/10/67977 - 22 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of replacement 2 storey dwelling

Type of Application: Conservation area

Decision: Permit

Decision Date: 05/01/2011

C/17/80337 - 28 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of 1no. 5 bedroom two storey dwelling with first floor roof terraces and associated landscaping and car parking, following demolition of existing three bed single storey dwelling

Type of Application: Full planning

Decision: Permit

Decision Date: 08/11/2017

C/22/92414 – Land adj 10 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Erection of 1no. detached 3-bedroom dwelling provided with access, covered parking area, amenity and storage facilities following demolition of 2no. existing garages.

Type of Application: Full planning

Decision: Permit

Decision Date: 13/01/2023

F/21/89762 - 21 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Construction of 1no. detached two-storey 4-bedroom house with landscaping following demolition of existing dwelling

Type of Application: Full planning

Status: Decided

Decision: Permit

Decision Date: 20/04/2021

10.0 PEDESTRIAN ACCESS

- 10.1 The property at No.18 Crowsport Estate is situated within five minutes walk of Hamble Village Centre, where access to local convenience stores, a number of shops, pubs and restaurants is available.
- 10.2 Pedestrian access for the partially extended and remodelled dwelling will remain as existing, accessed from the Crowsport Estate via a new and reconfigured entrance footpath, leading to the properties front door and porch canopy. The reconfigured footpath approach will also be provided level access to the new relocated front door and entrance area.

11.0 CAR PARKING

- 11.1 No.18 Crowsport is currently provided with a double garage and 1x off street-car parking space, located to the West of the property.
- 11.2 As per the proposed alterations and in accordance with local planning policy, the application seeks to make minor alterations to the property's existing car parking arrangement, by seeking to offer a total 3x off street-car parking spaces (1x existing and 2x new), part achieved through the incorporation and relocation of the double garage, now incorporated into the volume of the remodelled dwelling.

12.0 SAFETY & SECURITY

- 12.1 Eastleigh Borough's Local Plan requires that development proposals include measures to enhance the security and surveillance of dwellings, their entrances, and any associated "open space", including cycle storage areas.
- 12.2 General security for the dwelling will be retained due to the Court Yard garden amenity spaces configuration, combined with retention of the existing brick pier wall and shrub planted front boundaries.
- 12.3 The remodelled dwellings main front door will comply with secure by design standards, and all ground floor doors and glazing will be adequately secured to deter criminal activity taking place.
- 12.4 To further strengthen the scene of security, additional external lighting, operated by sensors, will be provided at the main front entrance and at the Garage entrance area.

13.0 LIGHTING

- 13.1 In general the remodelled bungalow proposal seeks to provide appropriate levels of artificial lighting in key locations around the property, illuminating the:
- Residential front door and entrance area
 - The Courtyard Amenity Space &
 - In front of the Double Garage
- 13.2 Any new lighting shall be appropriately specified to avoid light shining up into the surrounding trees / vegetation or into any neighbouring properties.

14.0 REFUSE AND RECYLING

- 14.1 As per existing, the site will retain the capability of storing at least 2x refuse wheelie bins located within the rebuilt Double Garage, positioned within close proximity to the Crowsport Estate track.

SUSTAINABILITY STATEMENT

1.0 SUSTAINABILITY DESIGN PRINCIPLES

This Householder's Planning Application for "The Swallows", No.18 Crowsport Estate, Hamble Le Rice, Hamble, seeks approval for the erection of a new First Floor Extension served by Roof Terraces, combined with Ground Floor extensions and internal alterations, remodelling the entire property in accordance with Local Planning Policy, resulting with a 5x Bedroom House.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary the proposal seeks to:

- Erect a new First Floor extension housing the relocated Kitchen, Dining, Lounge and Study/Office , served by new roof terraces.
- Extend and reconfigure portions of the Ground Floor to accommodate 5x Bedrooms, all served by en-suites.
- Incorporate a new Double Garage to the front of the property, replacing the existing detached double garage.
- Introduce a variety of landscape alterations at the front of the site which include:
 - 1) Providing a new paved approach to the front entrance of the remodelled dwelling.
 - 2) Rendering white, the front brick finished boundary wall to match: (A) The re-rendered dwelling & (B) The surrounding white boundary walls for adjacent properties.
 - 3) Providing 3x off-street car parking spaces, 2x at the North/front and 1x existing, to the West of the site.

2.0 BUILDING ENVELOPE AND LAYOUT

- 2.1 Construction of the proposed extension and alterations will include appropriate insulation levels for all parts of the building, in order to comply with Part L1 of the Building Regulations. The construction will be designed to give a SAP (Standard Assessment Procedure) rating of at least 90, all new / replaced windows and external doors will be double glazed, and ventilation shall be procured through the use of a mechanical MVHR (Heat Recovery) Ventilation System.
- 2.2 In addition and given the single skin construction of the existing house, all retained external walls will be lined with an additional layer of insulating plasterboard where appropriate, further improving the dwelling's thermal efficiency.

3.0 ENERGY SUPPLY AND USE

- 3.1 Space and hot water heating systems within the development, combined with insulation of the building envelope, will be selected to ensure that the altered parts of the dwelling comply with Part L1 of the Building Regulations.
- 3.2 Where fitted by the client, the dwelling will be equipped with 'A' rated domestic appliances.
- 3.3 Energy efficiency lighting will be specified and installed for all new or altered parts of the dwelling.

3.4 Water efficient domestic appliances will be specified, where provided.

3.5 Reduced capacity WC cisterns with restrictors will be fitted to reduce water usage – WCs can make up 30% of domestic water usage.

5.6 A Rain Water/Grey Water Harvesting System shall also be incorporated, seeking to save and reduce the properties annual water usage consumption.

4.0 PROCUREMENT AND CONSTRUCTION

4.1 Building materials will be specified for longevity and minimal maintenance. This is desirable not only in the interests of sustainability, but also in the interests of the long-term appearance of the building and ongoing maintenance responsibilities.

4.2 Building materials will be sourced from sustainable and local sources where a choice is available.

5.0 TRANSPORT

5.1 Given the sites location relative to Hamble Village and in accordance with Planning Policy, the large double garage with associated storage areas offers sufficient space for secure cycle storage.

5.2 The site has been provided with 3x off road car parking spaces, laid out in a formal layout, allowing vehicles to enter and leave the site independently.

6.0 WASTE AND RECYCLING

6.1 On site segregation for refuse and recycling of materials is to be implemented.

6.2 As per existing, the dwelling's refuse storage will have sufficient space to allow for storage of standard waste and recycling waste, in accordance with Eastleigh Borough Council's refuse collection regime.

APPENDIX A

1.0 CROWSPORT ESTATES RECENT RELEVANT PLANNING HISTORY

F/21/89762 - 21 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Construction of 1no. detached two-storey 4-bedroom house with landscaping following demolition of existing dwelling

Type of Application: Full planning

Status: Decided

Decision: Permit

Decision Date: 20/04/2021

H/19/86984 – 14A CrowSPORT, Hamble Le Rice, Southampton. SO31 4HG

Erection of a new first floor extension with roof terrace, front and side extensions, alterations to fenestration, alterations to landscape, car parking layout and front boundary treatment

Type of Application: Householder planning

Decision: Permit

Decision Date: 17/06/2020

C/17/80337 - 28 CrowSPORT, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of 1no. 5 bedroom two storey dwelling with first floor roof terraces and associated landscaping and car parking, following demolition of existing three bed single storey dwelling

Type of Application: Full planning

Decision: Permit

Decision Date: 08/11/2017

C/17/79957 - 25 CrowSPORT, Hamble-Le-Rice, Southampton, SO31 4HG

Two storey and single storey extension to form link between house and garage/workshop & conversion of garage/workshop into habitable accommodation

Type of Application: Conservation area

Decision: Permit

Decision Date: 21/03/2017

C/16/78927 - 16 CrowSPORT, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of four bedroom two storey dwelling with first floor roof terrace & external access stairs (amended design to approval

C/15/77331 - part retrospective)

Type of Application: Conservation area

Decision: Permit

Decision Date: 09/09/2016

C/16/78067 - 26 CrowSPORT, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey extensions, addition of parapet walls to roof, replacement external staircase to provide access to new roof terrace, alterations to ground level to create raised patio, elevational changes including alterations to fenestration and addition of render, and provision of flue to roof (amended description).

Type of Application: Conservation area

Decision: Permit

Decision Date: 22/06/2016

C/15/77331 - 16 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey extensions, porch canopy and first floor extension including balconies and parapet walls creating additional living accommodation

Type of Application: Conservation area

Decision: Permit

Decision Date: 21/01/2016

C/15/76351 - 14 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey side, front and rear extensions, addition of first floor living accommodation including roof terrace with parapet walls, visibility screening and construction of detached garage to rear.

Type of Application: Conservation area

Decision: Permit

Decision Date: 02/07/2015

C/14/75481 - 21 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Two storey front extension, provision of canopy roof to front entrance, raising of roof to provide first floor accommodation, addition of glass balustrade to existing roof terrace, front extension to existing garage and addition of chimney at side (amended scheme)

Type of Application: Conservation area

Decision: Permit

Decision Date: 09/02/2015

C/14/74525 - 25 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Two storey & single storey extension to form link between house & garage

Type of Application: Conservation area

Decision: Permit

Decision Date: 20/06/2014

C/14/74203 - 10 Crowsport, Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HG

Single, two storey & first floor extensions, first floor balcony/terrace to front elevation, replacement single garage and addition of boundary wall & steps to front (amended description)

Type of Application: Conservation area

Decision: Permit

Decision Date: 03/10/2014

C/13/72866 - 25 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey extension to link house with existing double garage into habitable accommodation (amended scheme)

Type of Application: Conservation area

Decision: Permit

Decision Date: 19/08/2013

C/12/70939 - 21 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Two storey front extension, provision of canopy roof to front entrance, raising of roof to provide first floor accommodation & addition of glass balustrade to existing roof terrace

Type of Application: Conservation area

Decision: Permit

Decision Date: 07/01/2013

C/11/69820 - 27 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey side extension, first floor rear glazed extension & elevational alterations.

Type of Application: Conservation area

Decision: Permit

Decision Date: 02/12/2011

C/11/69158 - 11 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Valid date: **25/05/2011**

Single storey side & rear extensions, external staircase, new parapet walls, balustrading, formation of roof terrace & raised decking

Type of Application: Conservation area

Decision: Permit

Decision Date: 14/09/2011

C/10/67977 - 22 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of replacement 2 storey dwelling

Type of Application: Conservation area

Decision: Permit

Decision Date: 05/01/2011

C/08/63584 - 5 Crowsport, Hamble-le-Rice, Southampton, SO31 4HG

Construction of replacement dwelling (amended scheme)

Type of Application: Conservation area

Decision: Permit

Decision Date: 01/12/2008

F/07/61328 - 22 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of replacement dwelling

Decision Date: 26/11/2007

Decision: Permit

Type of Application: Full planning