

DELEGATED OFFICER REPORT

Application Ref: H/23/94727

Site Address: 64 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Single storey front extension. First floor rear extension, remove porch from side to front elevation, roof alterations, and internal renovations. With alterations to fenestration and new landscaping to form lower terrace at the rear.

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

Planning History?	Yes ☒	No ☐
• H/22/94076 - Loft conversion with dormer and balcony at the rear, single storey front, side and rear extensions, two storey side and rear extensions, remove porch from side to front elevation, garage side extension, alteration to fenestration and new landscaping to form lower terrace at the rear - Withdrawn By Applicant - 20/12/2022		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received		
Parish Council:	No comments received		
Ecologist:	I have reviewed the Bat Survey Report by Hampshire Ecological Services (September 2022) which was also submitted for the previous application H/22/94076. The building has been assessed as having low suitability for roosting bats and one emergence survey was done. There were bats foraging, but no emergences. The conditions and biodiversity enhancements recommended in the report are appropriate and should be implemented. The survey is valid for 12 months so if works have not started by September 2023, a walkover update will be needed to check that conditions have not changed.		
Southern Water:	Southern Water requires a formal application for any new connection to the public foul sewer to be made by the applicant or developer. It is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.		

Site Visit:	Yes ☒	No ☐
Details: 9 th November 2022		

Policy:
National Planning Policy Framework Planning Practice Guidance
Development Plan:

The Eastleigh Borough Local Plan 2016-2036 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 modest two-storey detached dwelling located on the east side of Satchell lane. The property sits adjacent the road and has a long garden that slopes down towards the River Hamble. The surrounding area is residential in nature, consisting of large, detached properties of varying styles, size, and materials. This application is a resubmission of a previously withdrawn application (H/22/94076) which was deemed to have a design and scale that would be unacceptable. In response to the original application, this revised application is considered a significant improvement in terms of physical scale and design. However, there are a few odd design elements which do little to complement the original dwelling or rectify the poor additions made to it in the past. Following discussion with the agent, it was agreed to compromise on the design, including enlarging the ground floor front window and extending the proposed flat roof of the first-floor rear extension to full width of the property. Amended plans were received on 27th March 2023. Given that this is considered to be an improvement that will not affect neighbouring amenity, the LPA did not re-consult any neighbours. 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.
- The proposed dwelling will be designed in a contemporary style with a variance of materials. In isolation, the contemporary design could be acceptable in this location as the surrounding properties are also vary in style, and their used of materials consist of a combination of render, pebbledash, brick, and timber effect

cladding with clay tiled and slate roofs. As such, the proposed materials in this application will not be completely alien within the context of the area, the contemporary design of the resulting dwelling will also not appear out of place or harm the street scene.

- Whilst the proposal results in the loss of the projecting bay window, which is one of the most attractive features of the original dwelling, the proposal will still retain some key aspect of the original architecture such as first-floor sunroom. The sunroom is now in badly dilapidated condition and therefore the refurbishment can upkeep the high-quality appearance of the area.
- The alterations to the rear elevation are more contemporary in design, incorporating full height sliding doors and timber cladding to the ground floor. The proposals also include Juliet balcony to the first-floor bedrooms, and a section of timber cladding around this glazing, to complete the design. It is considered that these slightly more contemporary elements are confined to the rear elevation, so as not to be seen from the street scene, thus not adversely impacting upon the context and character of Satchell Lane.

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 existing vegetation will provide natural screening for the adjacent properties and due to the location of the proposed developments they will not cause increased overlooking towards the neighbouring properties. It should be noted that no objections have been received from any neighbours during the consultation period.

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.
- After reviewing the Bat Survey Report by Hampshire Ecological Services (September 2022), the Council's Ecologist has advised that the building has been assessed as having low suitability for roosting bats and one emergence survey was done. There were bats foraging, but no emergences. The conditions and biodiversity enhancements recommended in the report are appropriate and should be implemented. However, the survey is valid for 12 months so if works have not started by September 2023, a walkover update will be needed to check that conditions have not changed.

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.
- Currently, there is only a single parking space on the front driveway provides parking for the dwelling. The existing integral garage is not wide enough to accommodate a modern family car.
- As part of the proposals, the existing garage is to be enlarged to provide a functional covered parking space. Parking space for 1 car will still be retained on the front driveway. As such the proposals will increase the amount of usable car parking by 1 space, therefore improving the parking plan.

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 proposed alterations have been designed sympathetically to match the aesthetics of neighbouring dwellings on Satchell Lane. The proposal is also considered to improve the existing parking arrangements and cause no loss of outlook or loss of privacy to any neighbours. As such, the recommendation is to Permit.

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments