

DELEGATED OFFICER REPORT

Application Ref: H/23/94461

Site Address: 9 OYSTER QUAY, HIGH STREET, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4BQ

Case Officer: Claire Campbell-Best

Description: New Balcony, boundary fencing and alteration to fenestration

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Hamble Conservation Area Southern Water Services 2m Buffer – Surface and Foul Water		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/19/86520 – 7 Oyster Quay	Extension to existing balcony	Permit – 2019
H/18/83773 – 5 Oyster Quay	Construct of balcony bridge between the existing rear balconies	Permit – 2018
H/18/83078 – 6 Oyster Quay	Extension to an existing balcony	Permit - 2018

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Hamble Parish Council:	The Council was content with the application as a while and its principles. The only point they wanted to make was a request that the materials and the design of the glass and metal fixings be consistent with the nest nearest property with glass balconies. The consistency of design for Oyster Quays has become fragmented despite the conservation area listing and we would like to see a standard start to develop for changes to the facias that reflect this issue		
Built Heritage Consultant:	<u>No Objection</u> <u>Context</u> This property lies within the Hamble Conservation Area but adjacent to the eastern boundary of the River Green area which is not in it. The nearest listed buildings are those adjacent to the northern boundary of this development and those at the bottom of Green Lane. Neither group will be affected by this proposal either directly or even have an effect on their settings. <u>The Proposal</u> One can totally understand the desire to increase the height of the existing fencing as this does not give any privacy from passing adults on the footpath at only just over 4 foot high. Close boarded fencing facing the public domain is entirely appropriate and the proposed lining will give a far more pleasant solution to those within. The proposed new balcony is in keeping with the style of the building and is an improvement on the existing structure. <u>Conclusion</u> The new balcony will give the occupants of No.9 a fighting chance of a view of the river while being in keeping with the existing building and a more suitably sized fence to afford some real privacy.		
Southern Water Services:	No objection – guidance notes provided		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 16/03/2023		

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, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals.

Assessment:

Site and Proposal

The application site comprises a three storey mid-terrace property located on the south-eastern side of Oyster Quay, a small residential development within the Hamble Conservation Area. The properties within Oyster Quay (and the application site) that front The Quay to the east, have balconies at first floor level that look over a public car park and onto the River Hamble. The surrounding area is predominately residential, to the west is River Green a residential development where there is a footpath running from River Green to The Quay that runs parallel along the southern boundary to the application site. Further south lies The Shingles; a large, detached property, the footpath and a high boundary wall lies between the two properties.

This application seeks permission for a new balcony, new boundary fencing along the western, southern and northern boundaries and alterations to the existing fenestration, which would involve replacing the patio doors to the rear conservatory with sliding doors. Amended plans were received 31 March 2023 which reduced the height of the balcony and proposed a planter which would act as a natural screen.

The new balcony will replace the existing first floor wooden balcony located on the southern elevation. The proposed balcony would also be greater in depth (3.1m), width (2m) and height (0.3m) than the existing balcony. The balcony would also have an obscured glass balustrade and a planter to provided screening.

The fencing proposed along the western and southern boundary would follow the fencing line along the rear boundaries of nos.10 – 15 Oyster Quay which measures at 1.65m in height and would comprise of close board timber fencing. The fencing proposed to the northern boundary would be located in the rear garden on the shared boundary between nos. 9 and 10 and would comprise of horizontal larch fencing measuring 1.8m in height.

Principle

The development is considered acceptable and complies with policies DM1, DM11, DM12 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 proposed balcony, boundary fencing and alterations to the existing fenestration is suited to the host dwelling in terms of its form, scale and appearance.

- The proposed balcony reflects the materials and appearance of the balconies seen fronting The Quay. Additionally, the balcony would be set further back from the road and would not appear to be overly prominent within the conservation setting.
- Owing to the nature of the proposals, the Built Heritage Consultant has been consulted upon and considers the proposed balcony to be in keeping with the style of the building and the neighbouring balconies and would be an improvement on the existing balcony in place and placed no objection to the proposed works.
- While the Parish comments are noted with regards to the materials of the proposed balcony, the glass balustrade is a light weight structure and would be similar in appearance with the balconies fronting The Quay. It is considered the proposed balcony's features and materials would add to the appeal of Hamble Quay and would not detract from the character of the property and the conservation setting.
- As noted, the proposed boundary fencing to the western and southern boundary will continue the fence line and would span along the footpath to the south and would provide privacy to the rear garden of the application site from passing pedestrians. As there is already 1.2m close board fencing along these boundaries, the proposed fencing with a height increase of 0.45m would be minimal and is not considered to cause any detrimental harm within the street scene
- The proposed fencing between the shared boundary to nos. 9 and 10 is typical of boundary treatment to rear gardens and would be screened by the additional proposed fencing and would not be overly viewable to the public realm.

Residential Amenity

- It is acknowledged that the proposed balcony would increase in height and depth and would slightly increase the views into the garden of the neighbour south of the site, The Shingles.
- As noted, amended plans were received showing a reduction in height to 0.3m, a planter and obscured glass balustrade. The existing balcony already offers some views into the The Shingles rear garden with the high boundary wall to the south also providing some screening. While the proposed balcony would be higher, the boundary wall, the planter and obscured glass balustrade combined would still provide adequate screening between the residents of no. 9 and The Shingles. On balance, given these considerations and that there have been no objections from this neighbour, it is considered the proposed balcony would not create any unacceptable overlooking or loss of privacy to warrant a refusal.
- Due to the location of the proposed boundary fencing and height increase would not have an adverse impact upon the amenities of the neighbouring properties.

Other Material Considerations

- The proposed balcony and fencing are located close to the boundaries shared with nos. 8 and 10, certificate B has been signed as part of this application and adequate notice has been served to the neighbouring occupiers.
- 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 Environment 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.

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 ☐