

DELEGATED OFFICER REPORT

Application Ref: H/23/94973

Site Address: 18 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Case Officer: Alex Webb

Description: Remodelling of existing bungalow to provide new first floor accommodation. Ground floor extension and reconfiguration, creating a 5no. bedroom property with integral garage (Resubmission F/22/93841)

Particular Site Constraints?	Yes ☒	No ☐
Nature Conservation NE - SSSI Impact Risk Zones, HRA Screening Criteria (River, SAC, SPA and Ramsar) Heritage - Hamble Conservation Area Aviation safeguarding - Airport Safeguarding Zones Article 4 Direction - restricting the use of land by Hovercraft. Waste/Minerals Site - Allocated Site		

Planning History?	Yes ☒	No ☐
Z/31525/000/00 - Removal of parapet wall and substitution with false pitched roof – refused 26/04/1990 Z/31525/001/00 - Single storey front extensions – permitted 26/04/1990 Z/31525/002/00 - Construction of double garage – permitted 13/03/1992 Z/31525/003/00 - Construction of conservatory to east elevation – permitted 06/04/1994		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	1 x Objection • out of character • harm character and appearance of Conservation Area - contrary to provisions of S72 of the Listed Building Act 1990 and policies S8 and DM12 of the adopted local plan • contrary to policy advice set out in the Conservation Area Appraisal • poor living environment for the residents of the proposed dwelling - potential nuisance to local residential amenities. • not supported by a Heritage Statement - should be considered as invalid. • overdevelopment of the site – cramped form of development • overlooking of neighbouring properties - harm neighbouring residential amenities 1 x Support • in keeping with the rest of the development in the road • proportionate to the size of plot 1 x Comment • directly impacted • assert statutory rights for privacy, noise, and light. • currently not overlooked • proposal has addressed many of the concerns – specifically inclusion of obscured high-level windows on the south elevation and an obscured glazed screen to a height of 1.8m above the terrace floor on the West terrace- request details are included as a condition of the planning approval.		
Parish Council:	No Response		
Heritage	The first floor exceeds the SPD stipulation iv. That first floor extensions do not exceed 50% of the area of the ground floor. This		

	together with the increase in gross ground floor area of some 10sq.m, which itself is an increase of some 43sq.m of the original core building, producing a structure of significantly greater presence, contributing further to the gradual erosion of the original character and ethos of the estate, which both the community and authority do not wish to lose. Reference is made to the application for the land adjacent to No.10 opposite for exceeding the 50% rule. This is an extremely tight site that is roughly half the size of this one, producing a modest dwelling that will help shield the estate from the industrial unit next door providing a public benefit to the whole estate. None of the above are applicable to this site to give sound credence for exceeding the rule. In such a different social and financial climate to when these buildings were built, the general occupancy profile of the estate is markedly different and the particularly poor thermal characteristics of the existing buildings becomes further highlighted. While remodelling is not objected to, it is critical to maintain the essential character of the original buildings and have a record of those lost. Update: It will be good to see the existing garage removed, which was used in the computations to achieve an extensive first floor, but we now have on the northern elevation particularly, a large looking house in contrast to the originals. No problem with the style of the design but the building does look big from the north with a very generous study and the resultant floor area.
Urban Design	Comments are only in relation to the design of the proposal, comments regarding policy in principle have not been considered. Having in mind the redevelopment that has taken place around this estate, I don't have any concern about the design of the proposal. The proposal is considered to be an improvement when compared with the existing dwelling in terms of design and living conditions.
Trees	Whilst there is some vegetation on site, including hedging, a birch and a number of conifers, none of the trees provides significant levels of amenity due to the size of the specimens and their location relative to the public realm. Therefore, we raise no arboricultural objection to the proposal.
Ecology	I have reviewed the proposed site plan by Toldfield Architects (Rev A, June 2023). The surface water details on the plan include a grey water storage tank and a soakaway although it is not clear how the grey water tank is connected to the rest of the system. This must be clarified. It is stated that it is assumed the property is served by an existing soakaway and a percolation test would be undertaken. The percolation test would determine whether a soakaway is workable on site, not just where it would be located. The detailed surface water drainage can be submitted in a pre-commencement condition. The soft landscaping details on the plan are grass lawn, mixed shrub plant beds and fir shrub boundary. There are also some trees shown on the plan with T 1, 3, 4, 5, 6 and 7 to be retained. Any planting should include a variety of flowering plants and shrubs that will attract pollinators and provide fruit and seeds for wildlife. The inclusion of night-flowering scented plants will also attract moths as food for bats. Conifers such as the proposed fir trees do not provide any nectar for pollinators. Block paving is proposed for the entrance footpath, patio areas and car turning spaces, but it is not clear what surface is proposed for the parking area. There is also an area of concrete

	surfacing proposed at the rear of the house. How are these areas proposed to be drained? Does this paving represent an increase in paved surfacing compared to the existing building? It is not clear whether the proposed paving is permeable paving and whether it is connected to the surface water drainage system. There are records of bats, swifts and hedgehogs near this property. The existing building is unlikely to support roosting bats, but the fascia boards may have some gaps which could be used by crevice-dwelling bats Conditions and informatives recommended.
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Site Visit:	Yes ☒	No ☐
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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, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisals, Hamble Conservation Area Appraisal.

Assessment:

The site comprises of No 18 Crowsport and forms part of the Crowsport Estate, notable for its collection of Bauhaus Art Deco dwellings. The Estate was included in the Hamble Conservation Area in August 2008. It has a limited architectural language, with simple dwellings provided for the crews of the large racing yachts in the 1930's. Over the years many have been subject to alterations and additions, including extensions, garages, roof alterations, and the addition of first floor accommodation. No 18 is one of the original properties dating from 1935 and has had modest extensions and additions including a double garage and conservatory.

The site follows the general topography in the locality, sloping gently down from west to east towards the river Hamble. Boundary treatment to the front (north) and side (west) consists of a 1.0m high brick boundary wall with piers and shrub planting behind. To the rear (south) and side (east) there is a 1.8 metre timber fencing. It is adjacent to No 19 Crowsport (south) and No. 20 Crowsport (east) with the private estate access road to the north and west.

The property is a detached four-bedroom bungalow with white rendered elevations and simple fenestration. The property is close to the south (rear) boundary and the majority of the private amenity space is to the front (north and north west) where there is also a detached double garage which is accessed from the main Crowsport access road. There is a driveway to the side (west) which is accessed by a set of timber gates and brick piers. There is a patio area to the other side (east) which is accessed by the existing conservatory.

The proposal is for the remodelling of the existing bungalow. A first-floor extension would provide additional accommodation in the form of an open plan lounge/dining/kitchen area

with study and cloak room. The ground floor would also be extended and reconfigured to provide an integral double garage and 5 en-suite double bedrooms.

The area to the front of the proposed integral garage (where the existing garage is located) would become a driveway and provide 2 on-site parking spaces. The existing brick boundary wall and piers would be rendered in white.

Principle

The site lies within the urban edge and within an established residential area, where the basic principle of development is considered acceptable provided it accords with local plan policies S1, S8, DM1 and DM12.

Policies S8 and DM12 relate to protection of the historic environment and heritage assets within the Borough, which include designated conservation areas and special policy areas, as well as nationally and locally listed buildings. The Hamble-le-Rice Conservation Area Appraisal provides specific guidance for new development in the Crowsport Estate and states that developments should reflect the scale, form and character of the estate and have roof forms which are flat with parapets and walls that are of white render.

The proposal would require the demolition of the existing double garage and the partial demolition of the eastern side of the existing dwelling including the existing conservatory and circular window. These works are considered to enhance the significance of the Hamble Conservation Area in accordance with local plan policy DM12.

Whilst a heritage statement was not submitted with this application, the submitted documents met the minimum requirements for validation of a householder application. The supporting design and access statement also contains sufficient information on the character and setting of the Hamble Conservation area and the impact of the proposal on the significance of the setting of the Conservation Area and how the proposal has been developed to avoid and mitigate against any harm. The level of detail in the design and access statement is considered to be proportionate to the scale of the proposed changes in accordance with local plan policy DM12.

Layout and Design

The siting of the existing built form would remain the same. The proposed integral garage would remove the built form close to the north boundary and allow for a driveway. The main form of the new first floor element would not project forward and would be set in from the east and west elevations of the existing building. There would be a flat roof on the west side and a roof terrace on the east.

The terrace to the east would be surrounded by glass balustrade on its front, partially to the side and to the rear. The materials and form of the balustrade would be acceptable and it is noted that due to the parapet walls some of the glazed balustrade would not be so visible from street level. The glaze screen to the rear (south) and side (east) would be on top of the existing solid parapet.

New windows would be added at ground and first floor level, those serving the en-suite to bedrooms 3 and 4 and the stairwell on the ground floor and those serving the hallway and cloakroom on the first floor would be obscure glazed in order to protect the amenity of the neighbouring occupiers of 19 and 20 Crowsport. The proposed new window openings have been designed to balance with the existing with comparable size and depth.

The proposed first floor area would not meet the 50% limit of the area of the ground floor as set out in the guidance in the Hamble Conservation Area Appraisal document and the Heritage Officer supports the removal of the double garage, the general design and style however feels that the resultant increase in presence and built form on the northern elevation is less desirable. These comments have been noted however the applicant has demonstrated how the % of the proposed first floor area over the 50% is justified and how

it would compare to other redevelopment in the locality and on balance, the design of the extensions and alterations would be in keeping with the ethos of the estate.

The 50% figure is guidance and the resultant first floor would be 7.4% over this recommended threshold, however a greater proportion has previously been allowed in other new build development in the estate. The existing dwelling is currently smaller than the majority of neighbouring Crowsport properties, some of which are quite substantial. As such, the proposed resultant dwelling with its proposed first floor exceeding the guidance limits would still be smaller than a number of other first floor additions to other properties within the estate.

Residential Amenity

In terms of residential amenity, the roof terraces are not considered to unacceptably affect the privacy of the neighbouring residents and it is noted that roof terraces are a common feature of the Crowsport Estate. The new window openings have also been positioned so as not to impact on the amenity of the neighbouring properties in terms of loss of light or outlook in accordance with guidance set out in the 'Quality Places' SPD.

Access and Highway Issues

The integral garage would remove the built form close to the north boundary and allow for a driveway which should provide a satisfactory means of access in accordance with local plan policy DM14. The internal parking provision spaces should measure a minimum of 6m x 3m in accordance with our Residential Parking Standards SPD. It is also proposed to provide 2 further on-site parking spaces on the driveway. This would provide a total of 4 spaces which would be in line with the 5 bedrooms proposed. The parking provision would therefore accord with the standards as set out in the Residential Parking Standards SPD.

Trees and Landscaping:

Policy DM11 and the Trees and Development SPD (2021) requires that development takes full and proper account of the context of the site including natural features and any trees worthy of retention. The tree officer has commented that whilst there is some vegetation on site, including hedging, a birch and a number of conifers, none of the trees provides significant levels of amenity due to the size of the specimens and their location relative to the public realm. Therefore, no arboricultural objection is raised.

Ecology:

The ecology officer has sought clarification over the proposed planting, landscaping and surface water drainage details. Such details can be provided through suitably worded pre-commencement conditions. The new development should provide enhancements for biodiversity such as the provision of bird/bat boxes to provide net gain for biodiversity in accordance with policy DM11.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: For reasons set out above the application is recommended for planning permission.

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...