

DELEGATED OFFICER REPORT

Application Ref: H/23/96265

Site Address: 10 MARINA DRIVE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4PJ

Case Officer: Claire Campbell-Best

Description: Single storey rear extension, extension to existing first floor balcony, enlarge glazing to second floor rear elevation and installation of 2no. windows to south elevation and 2no. rooflights

Particular Site Constraints	Yes ☒	No ☐
Within Urban Edge Within Hamble Conservation Area Southern Water Sewers 2m Buffer Flood Zones 2 and 3		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/22/93455 (8 Marina Drive)	Single storey side and rear extension with extension of existing balcony and alteration to fenestration	Permit – 06/09/2022
C/30436/006/00	Relief of condition 18 on planning permission C/30436/5 to remove restriction on construction hours for revetment works only to accommodates tides	Refuse – 09/06/1998
C/30436/005/00	Erection of 8 dwellings and 18 flats (3 blocks of six) and construction of car parks new gardens for Royal Air Force yacht club and square rigger dinghy park access road revetments on reclaimed land viewing points public access to waterfront and footpath link through yacht club car park	Permit – 21/01/1998

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Hamble Parish Council:	The Parish would support the application providing the recommendations made by the Heritage Consultant are implemented, it that the roof lights are installed with the glass level with the slates and the higher gable omitted; with the lower one lowered to reduce or minimise impact on symmetry and impact on the village		
Built Heritage Consultant:	<u>Updated comments on amended plans received 28/11/23:</u> Update following revised drawings. The latest drawings for this scheme now maintain the symmetry of the original southern elevation of this building which is quite prominent facing the central core of the Hamble Conservation Area due to it being both of a townhouse format and set above flood level. The building is effectively four storeys high, so is more visible from a wider area as a result. Holding objection now withdrawn. <u>Original comments received 08/11/23:</u> The rooflights need to be installed with the glass level with the slates and the higher gable window should be omitted with the lower one		

	lowered to reduce or minimise it's detrimental affect on the symmetrical elevation that is open to the village and numerous heritage assets. Holding objection.
Southern Water Services:	No objection – guidance notes provided as an informative.
Environment Agency:	No objection

Site Visit:	Yes ☒	No ☐
Details: 05/12/2023		

Legislation:

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".)

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; Hamble Conservation Area Appraisal

Assessment:

Site and Surroundings

The application site is a late 1990s modern three-storey end of terrace dwelling with an integral garage located to the southeast of Marina Drive. The property has an open frontage with a hardstanding driveway, to the rear there is a first floor balcony which overlooks the River Hamble. The neighbouring properties are all similar in terms of their appearance, creating a sense of uniformity and also benefit from rear balconies at first floor level. The application site and wider surroundings also fall with the Hamble Conservation Area.

Proposal

This application seeks approval for a single storey rear extension, an extension to the existing first floor balcony, enlargement to the glazing to the second floor rear elevation and the installation of 2no. windows to the side (south) elevation and 2no. rooflights.

The single storey rear extension would infill and extend the area underneath the existing first floor balcony. The extension would measure approximately 2.1m in depth, 6.2m in width and 2.4m in height. This would be finished in composite timber cladding.

To make way for the extension, the existing balcony would be extended approx. 1m to the south east and set in from the boundary shared with no. 12 and finished with materials to match the existing balcony.

The existing second floor Juliet window to the rear elevation would be replaced with enlarged gable end glazing. To the south elevation at second floor level, there would be the insertion of 2no. high level windows. At roof level to the rear, there would be 2no. rooflights. Amended plans were received at the request of the Built Heritage Consultant which show the 2no. windows to the south elevation altered to appear more symmetrical.

The existing front entrance would also be altered; currently there is a recessed entrance way, this would be enclosed and would include a new front door that would sit flush with the principal elevation along with a new canopy porch. A timber bin store would also be erected and would be located on the front driveway, close to the property.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations:

Design and Layout

- The design of the proposal, upon receipt of amended plans, is suited to the host dwelling in terms of its form, scale and appearance.
- The single storey extension is a modest and subservient addition to the host dwelling. The extension would sit under the existing balcony and would be finished in timber cladding, a material not currently found on the host dwelling. However, due to its location and modest size, the extension and external finish is not considered to detract from the character of the property.
- The balcony extension is also modest and would be finished in materials that would match the existing and would continue to be similar in appearance with the balconies seen with the row of terraced properties.
- The proposed enlarged gable glazing would be similar in terms of the glazing to rear elevations seen within the locality. The glazing is not considered to be a dominate feature within the surrounding area.
- The 2no. windows to the south elevation would now result in a symmetrical appearance. This elevation is fairly prominent within the wider surroundings due to its overall height and spacious around the dwelling. It is considered the amendments would not harm the character area.
- The creation of a new entrance and canopy porch along with the proposed bin store are considered modest and low-key additions. While the new front entrance and porch would slightly alter the principal elevation, another property within Marina Drive (no. 14) has a similar enclosed entrance in place. As such, the alterations would be in keeping and would not be detrimental to the principal elevation of the host dwelling.
- The Built Heritage Consultant has no objection to the proposals, the development is considered to maintain the character and appearance of the Hamble Conservation Area.

Residential Amenity

- The neighbour most impacted as a result of the proposal would be the adjoining neighbour, no. 12. The single storey extension could potentially impact upon the light received to the patio doors to no. 12 (closest to the extension). However, it is noted there is a 2m high screen leading off from the properties along the boundary line which would adequately screen the majority of the structure. Additionally, the single storey extension could be constructed under permitted development (if it

didn't contain a balcony) and as such, the extension is not considered to unacceptably harm the daylight or outlook of the neighbouring dwellings.

- The proposed balcony extension would be stepped away from the boundary shared with no. 12 by 1.1m. It is acknowledged and accepted this row of terraced houses all have balconies that overlook neighbouring balconies. It is considered due to the modest increase in size and separation distance, the extended balcony would not increase levels of overlooking to an unacceptable degree when compared to the existing balcony and relationship that is already experienced between these neighbours.
- The enlarged glazing to the second floor rear elevation would have direct views onto the River Hamble and is not considered to generate any overlooking or privacy concerns with regards to the adjacent neighbours situated across the river as there is a significant separation distance between the properties.
- The proposed 2no. windows to the south elevation at second floor level are high level and above eye-level and as such there are no privacy or overlooking concerns.
- With regards to the new front entrance, canopy porch and timber bin store, due to the modest and low-key nature, this element is not considered to impact upon the nearby neighbours.

Highways Safety and Parking

- The single storey extension would create space for an additional bedroom on the ground floor, resulting in a 4no. bedroom dwelling which would require 3no. off-street parking spaces as set out in the Residential Parking Standards SPD.
- The site plan submitted with this application indicate the required parking can be accommodated by the driveway and integral garage within the site's curtilage.

Other Material Considerations

- The site falls within Flood Zones 2 and 3. The agent has completed a Flood Risk Performa form confirming the proposed floor levels of the proposed extension would be the same as the existing dwelling and as such it is not considered that the proposal would result in any increased risk of flooding to the site.
- 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 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: This application is recommended for approval, subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐