

DELEGATED OFFICER REPORT

Application Ref: F/23/96301

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

Case Officer: Gary Osmond

Description: Erection of a two storey 5x bedroom house with integral garage, first floor roof terraces and landscape alterations, following demolition of existing dwelling, as per details of the previously approved Householders Planning Application H/23/94973.

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Within a Conservation Area		

Planning History?	Yes ☒	No ☐
H/23/94973 – 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) – Approved June 2023		
F/22/93841 – Construction of detached two storey five bedroom dwelling with ancillary parking and amenity space, following demolition of existing dwelling – Withdrawn Nov 2022		
Z/31525/003/00 – Construction of conservatory to east elevation – Approved April 1994		
Z/31525/002/00 – Construction of double garage – Approved March 1992		
Z/31525/001/00 – Single storey front extensions – Approved April 1990		
Z/31525/000/00 – Removal of parapet wall and substitution with false pitched roof – Refused April 1990		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	A total of four representations have been received, one objecting to the application and the remainder providing comments. The concerns and issues raised were as follows: - Scale of proposed first floor - Contrary to heritage policies - Harm to the conservation area - Loss of an original Crowsport dwelling - Overdevelopment of the Crowsport Estate - Loss of green space - Overlooking - Disturbance to neighbours through use of the roof terrace - Does not sufficiently follow the Cubist aesthetic		
Hamble Parish Council:	The Parish supports this application, however, agrees with the Heritage Consultant that it should not exceed the 50% rule and that a photographic record is obtained and registered.		
Heritage Consultant:	This application is essentially the same as H/23/94973 on which I commented previously. Apart from a slight internal alteration this application appears to be identical, so those comments remain equally		

	applicable. As there is to be a completely new structure, there would be no constraints on achieving the SPD guide of the first floor not exceeding 50% of the ground floor area, particularly as the detached garage has been included in the computations to give an enhanced base area. As the original building is to go there should be a drawn and photographic record made and lodged in the record office for the benefit of future scholars.
Ecologist:	No objection subject to the inclusion of conditions requiring details and approval of sustainable surface water disposal and a site landscape scheme prior to works commencing.

Site Visit:	Yes ☐	No ☒
Crowsport and the application site is well known to the case officer, who had dealt with numerous applications in and around the estate. The application is also supported by a full range of photographs which are included in the design and access statement, as well as additional photographs from the previous case officer.		

Policy:
National Planning Policy Framework Planning Practice Guidance Development Plan: The <u>Eastleigh Borough Local Plan 2016-2036</u> The most relevant policies are Strategic policies S1, S2 and S8; and Development Management Policies DM1, DM2, DM6, DM11, DM12, DM13, DM14 and DM30. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Hamble Conservation Area Appraisal; Trees and Development.

Assessment:
Proposals: The application seeks consent for the construction of a two storey five bedroom dwelling with integral garage, first floor roof terraces and landscape alterations, following demolition of existing single storey dwelling on site. This application follows planning approval for an almost identical application to extensively remodel and extend the existing dwelling which was approved in June 2023. Site Context: 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 originally 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 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 existing 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 between brick piers. There is a patio area to the east which is accessed by the existing conservatory.

Policy & Principle:

The site lies within the urban edge and within an established residential area, where the basic principle of development is considered acceptable. However, any formal planning approval will be dependant on how well that proposed is considered to accord with the relevant Local Plan policies. In this instance the most relevant policies are DM1 and DM12.

Policy DM1 requires all new development to be of a high quality design and take appropriate account of the context of the site and surrounding area. It also requires development to minimise or appropriately mitigate any impact upon neighbouring uses and occupiers, as well as provide a good quality of amenity for future occupiers and users. In addition, there is a requirement to protect natural features worthy of protection, as well as include appropriate landscaping where necessary.

Policy DM12 relates to the 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 within 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. It also limits the scale of first floor additions to no more than 50% of the ground floor area, so as to maintain the predominantly single storey form of the original Crowsport Estate.

Also of relevance is the recently approved householder planning application (H/23/94973) which would result in a dwelling which is almost identical to the replacement dwelling now proposed. Whilst a differing form of application, that now proposed would essentially result in exactly the same development in terms of size, scale and appearance. As such, the principle of that proposed has already been accepted through approval of the previous planning permission.

Form, Scale, Layout & Design, Street Scene & Area Character:

The only change from that previously approved is a modest alteration to the position of the utility/plant room on the ground floor. Externally this removes a secondary door on the southern elevation. All other aspects of the proposed replacement dwelling mirror that of the resulting scheme which was previously approved. As such, the visual and physical impact of that proposed upon the street scene and surrounding Conservation Area would be no greater. As set out in the previous case officer's report, the removal of the existing concrete garage on the site frontage would be an enhancement.

Heritage:

It is disappointing that another of the more original Crowsport dwellings is now proposed to be replaced. However, the precedent for such works has already been established elsewhere within the estate. It should also be recognised, as has been noted in the Heritage Consultant's more detailed comments, that the original dwellings were built quite cheaply and are far from the modern standards expected today. Works to other properties within the estate have shown that the quality of materials originally used was poor, with some dwellings having very minimal foundations. These limitations have proven to be very difficult to overcome/rectify. As such, it is often more beneficial to demolish and start again. Whilst disappointing, it does allow the construction of dwellings which are far more robust and energy efficient, but which still retain the original aesthetic of the estate.

Whilst the character of the estate has evolved significantly over recent years, it will never again fully reflect its original character, simply because of the nature of its use and those who live there. Nonetheless, it is considered necessary to keep a record of what has been lost. As such, the recommendation of the Heritage Consultant for a full photographic record and survey of the existing building to be undertaken prior to its demolition is included as a condition of the planning approval.

Amenity:

As set out above, the design of the proposed replacement dwelling essentially mirrors that of the previously approved scheme. At that time a full assessment of the development's impact upon the amenity of neighbouring properties was undertaken and deemed to be acceptable. The comments with regards to the use of roof terraces are noted. However, these are now prevalent on many Crowsport properties, in order to take advantage of river views. Notwithstanding, obscure glazed privacy screens are shown in appropriate positions to the two first floor terraces, which it is conditioned must be installed prior to occupation of the dwelling. In terms of privacy, light and outlook, as with the previous approval, there will be no adverse or unacceptable impact upon neighbouring properties.

One likely issue of disturbance would be during the demolition and construction of the new dwelling. As such, a condition requiring the submission and approval of a Construction Environment Management Plan to the LPA prior to any works commencing is recommended, as are conditions restricting working hours and burning on site.

With regards to the amenity of future occupiers of the proposed dwelling, all minimum requirements of Policy DM30 and the 'Quality Places' SPD are met or exceeded. However, in order to maintain adequate garden provision, it is recommended that permitted development rights in relation to extensions and outbuildings be removed.

Parking & Highways:

The proposed development would provide off-road parking for at least three cars, with a possible further two spaces within the proposed double garage. This would therefore accord with the minimum requirement of three spaces set out by the 'Residential Parking Standards' SPD for a four/five bedroom dwelling.

In terms of highway impact, as a replacement dwelling, there should be no additional impact upon the local network in terms of vehicle movements.

The site is accessed via a private road which serves the rest of the Crowsport Estate. As such, any damage caused to the road as a result of construction traffic will be a civil matter between the applicant and their neighbours.

Drainage:

Policy DM6 requires all new development to be served by a suitable Sustainable Urban Drainage System (SuDs) and the application is supported by brief statement giving details of the intended drainage solution for the development. This highlights that natural percolation rates on site are poor. As such, it is very likely that the existing drainage is directed into the public sewer system. This is likely to also be the case of the proposed dwelling. However, it is intended to limit the volume of water discharged into the sewer system by harvesting as much as possible for various uses in and around the dwelling, including the installation of a 5,000ltr underground storage tank, with only surplus surface water being discharged. Notwithstanding, a condition requiring final details of the intended drainage solution to be submitted and approved by the LPA is recommended.

Trees & Ecology:

Whilst the Council's Tree Officer did not provide comments on this application, they did to the previous application, to which they raised no objection, stating 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.

The Council's Ecologist has raised no objection to the application subject to the approval of drainage and landscaping details prior to commencement. Suitable conditions to this effect are recommended. In order to meet the requirements of Policy DM11 in relation to biodiversity net gain, there is scope for features such as bat and bird boxes to be included within the site.

Habitat Regulations:

As a replacement dwelling, there will be no net increase in wastewater discharges into the Solent, or any increase in recreational disturbance upon the Solent or New Forest National Park. As such, it has not been necessary to undertake an appropriate assessment for the application or consult Natural England.

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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

In this instance, the proposed new dwelling will be far more energy efficient than the existing. There is also ample scope to ensure sustainable construction methods and materials are used, in addition to the rain water harvesting and solar panels already proposed to be included within the development.

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:

Recommendation:

PERMIT ☒**REFUSE** ☐

For the reasons set out above, the application is recommended for approval subject to the following conditions:

- Approved drawings
- Commencement within three years
- Details of materials
- Drainage details
- Full photographic record/survey of the existing dwelling
- CEMP
- Working hours
- No burning
- Landscape details
- Installation of privacy screens to roof terraces
- Obscure glazing
- Provision of parking
- Removal of permitted development