

DELEGATED OFFICER REPORT

Application Ref: H/25/100617 & L/25/100661

Site Address: SOUTH HOUSE, SCHOOL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4JD

Case Officer: Charlie Vallis

Description: Internal reconfiguration and elevational alterations, including additional/amended doors and fenestrations. External alterations, including erection of 2m high boundary wall to southern boundary and to a reduced parking area.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Hamble Conservation Area • Affects Grade II listed building • Area of High Archaeological Potential (Yellow buffer)		

Planning History?	Yes ☒	No ☐
• L/16/78912 – Listed building consent: Insertion of 2no. dormer windows to rear elevation – Grant Listed Building Consent – Nov 2016 • C/11/69080 & L/11/69081 – Single storey side & rear extensions, pitched roof over existing entrance porch, side & rear roof lights. Formation of new vehicular access & parking area – Permit & Grant Listed Building Consent – Aug 2011		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	None were received		
Parish Council:	Support the Built Heritage Consultant's holding objection.		
Built Heritage:	<u>18.03.26:</u> Holding objection removed following receipt of revised plans. <u>06.03.26:</u> From my point of view this reply answers all my questions bar one – the window in the new WC should remain the size it is, which has been ignored. The windows and steels could be conditioned, however it is best to get in early, which can in fact save them some time and work. Apart from the window, no objection. <u>25.01.26:</u> Some items of the proposal are acceptable, some are not and some require amplification:- • Parking – While the proposed parking of 2no. 2.4m x 4.8m spaces side by side will just fit, this is very tight and contravenes the SPD for an additional 300mm width for each bay which will allow access to the back door and gate. Parking is at a premium in Hamble during the summer in particular, so the reduction below the 3 spaces required by the SPD will not be welcome. • Boundary Wall – This is not a problem but it goes tight to an existing tree and there is no detail of how the existing tree roots are to be accommodated or when it becomes mature. • Bay Window – When the orangery was added the two storey bay window on the south elevation was retained; there is no detail of how the first floor element is to be supported when the ground floor element is removed. • Replacement Windows – It is important that the replacement windows have cills that are the same depth as the existing, as there is a propensity to have thin, mean looking cills now, which are traditionally incorrect and is there to be a change from single to double glazing? Details required to avoid confusion.		

	- New wc openings - The existing external doorway is to be blocked up and the window to be reduced in height with a new window. Both of these changes will obliterate some of the history of the house, so the window should remain at the same depth and the doorway recess still be readable with the infill say 25mm back from the general face of the wall. - EV charging point – The info on this item suggests the cable is contained within the box – is this in-fact the case as there are so many untidy cables hanging around with these installations, which in public view is not clever. The above items need either amplification or changing before acceptance. Holding objection.
Tree Officer:	No arboricultural objection. Whilst the wall may impact the roots of a small tree, we are not concerned by the impact on amenity because the existing small tree does not significantly contribute to the amenity or ecosystem service provision of the site.
HCC Archaeologist:	In view of the limited scale of the works and limited implied groundworks, I would not raise any archaeological issues.

Site Visit:	Yes ☒	No ☐
Details: 09/02/2026		

Policy: Legislative Requirements: Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."</i> Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: <i>"In the exercise, with respect to any buildings or other land in a conservation area, of any functions under or by virtue of any of the provisions mentioned in subsection (2)3, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."</i> The Development Plan: The Development Plan comprises of the policies of the adopted <u>Eastleigh Borough Local Plan 2016-2036 (EBLP)</u>. The following policies are of relevance to the application: DM1 (General criteria for new development), DM11 (Nature conservation), DM12 (Heritage Assets), DM14 (Parking). Supplementary Planning Documents: The following Supplementary Planning Documents (SPDs) provide additional guidance in support of Local Plan policy and are considered to be of relevance to the application:
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- Quality Places (2011)
- Parking Standards (2025)
- Hamble-le-Rice conservation area appraisal (2008)

National Planning Policy and Guidance:

The latest iteration of the National Planning Policy Framework (the NPPF or Framework) was published in December 2024 and, as set out within paragraph 231, the policies contained within it are material considerations which should be taken into account in dealing with applications. The Planning Practice Guidance (PPG) provides additional guidance in support of the policies within the Framework and is also a material consideration in the determination of the application.

Assessment:

Policy and principle:

The proposed development affects a Grade II listed building, sitting within the Hamble-Le-Rice Conservation Area and the urban edge. The development will therefore be assessed in line with the above policies and legislation.

EBLP policy DM12 requires that development does not harm or detract from the significance or special interest of the historic asset, and sustains and enhances its special character and qualities. The policy also outlines that there should be particular attention to the details of design, to ensure that the character of these areas is as a minimum sustained, and where possible enhanced.

Site and surroundings:

Standing on the south-west corner of the original core of the Hamble Conservation Area (CA) from 1969 adjacent to the entrance to the relatively modern River Green Estate dating probably from the 1960's, South House Grade II listed is in a prominent position acting as a stop end to the vista from nearly as far back as the Green Lane junction of School Lane.

The other nearest listed buildings are The Gun House at the top of School Lane on the west corner with the High Street and The Old White Harte public house next door with three houses on the north side of the High Street opposite the junction with School Lane.

Proposal:

The application seeks listed building consent (LBC) for the following works:

- Alterations to ground floor fenestrations. Amongst other alterations these include a new door and porch canopy to the south elevation of the existing orangery, following removal of the existing window, and 2no. new windows to the west elevation.
- Replacement of rooflight to orangery.
- Internal reconfigurations.
- Construction of a brick boundary wall (approx. 2m in height) to a reduced parking area.
- Installation of an electric vehicle (ev) charging point to the new boundary wall.

Under the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 2, Class A and D respectively, householder planning permission is also required for the boundary wall, by virtue of its height adjacent to the highway, and for the ev charging point due to its position in the curtilage of a listed building.

Design, layout and impact on heritage assets:

The proposed development is considered suited to the host dwelling in terms of its form, scale and appearance. Following comments from the Council's Built Heritage consultant,

revisions to the proposed doors and windows have been put forward. Plans now show masonry to be set in by 25mm where doors are removed, to help retain their legibility and some of the history of the building. The proposed alterations are now considered acceptable and would not detract from the integrity of the Grade II listed building or the CA. Further plans with the exact details of the doors and windows will be required prior to their installation.

The proposed brick-wall is suited to and would sit comfortably within its surroundings. Brick walls are present along this section of School Lane, particularly as you near the junction with the High Street. The materials and detailing of the proposed brick is considered acceptable and suited to its historic setting.

The area of the room marked as a 'study' on the approved floor plans is restricted by its head height, and would therefore not be considered a fourth bedroom under the Nationally Described Space Standards (NDSS). As a three-bedroom property, 2no. on-site car parking spaces would be acceptable under the Parking Standards SPD. Amended plans have been submitted, revising the proposed on-site car parking arrangements, to provide 300mm clear space either side of each space to allow for access to their new door and gate. The development would therefore not be an overdevelopment of the site, expanding the area of its rear amenity space slightly whilst, with the amended plans, the proposed parking arrangements would be acceptable.

Residential amenity:

Given the scale and nature of the proposed works, the development is considered to accord with the guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.

Other matters:

In consultation with the Council's Trees team 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.

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 ☐
Comments ...		