

# DELEGATED OFFICER REPORT

**Application Ref:** H/26/100883

**Site Address:** JACARANDA, YORK ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DD

**Case Officer:** Charlie Vallis

**Description:** Installation of glazed sunroom to the rear. Installation of Solar Panels to flat roof areas of the property.

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| <b>Particular Site Constraints?</b>                                                                                                                                                                                                           | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>Within the urban edge</li> <li>Within the Netley Abbey Conservation Area</li> <li>TPO 134-E to northern edge of site</li> <li>Southern Water foul sewer running across proposed development</li> </ul> |                                                |                                    |

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| <b>Planning History?</b>                                                                                                                                                                                                                                                                                                                                          | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| <ul style="list-style-type: none"> <li>WIR0586400000 – The erection of a garage – Aug 1958 – Permit</li> <li>C/17/79771 - Two &amp; single storey rear extension, raising of roof with front &amp; rear dormer windows &amp; rear balconies, rear raised decking, elevational alterations &amp; replacement double garage to front – Apr 2017 – Permit</li> </ul> |                                                |                                    |

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| <b>Publicity:</b>                | <b>Letters</b> <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <b>Site Notice</b> <input checked="" type="checkbox"/> | <b>Newspaper</b> <input checked="" type="checkbox"/> |
| Representations:                 | None were received                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                        |                                                      |
| Parish Council:                  | No Objection                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                        |                                                      |
| Historic Environment Specialist: | <p><b>13/4/2026:</b> As the building is on a NE - SW axis it looks as if all the panels can be installed with the slope across the short side without compromising their efficiency any further, therefore keeping the height to a minimum, which would be acceptable. <b>On that basis I withdraw my holding objection.</b></p> <p><b>6/4/2026:</b> As the existing rear elevation facing the sea is already mostly glass, the addition of a glass box in front of the existing will hardly notice and be in keeping with the existing façade. No objection.</p> <p>Solar panels are indicated for all three flat roofs, and they do not appear on the elevations – I assume therefore that they are proposed to be sited flat on the roof which is no problem.</p> <p>This building is no great architectural masterpiece and any change will not affect any listed buildings or ancient monuments as they all far enough distant and the extra glass to the sea side of it will not make much difference, so is no problem in any event. The solar panels however will not look very pretty if they are on frames angled toward the sun, which is a common form of installation on flat roofs. As they do not show on the elevations it looks as if they are to be laid flat which is acceptable but written confirmation of this is required prior to approval. <b>Holding objection.</b></p> |                                                        |                                                      |
| Southern Water:                  | <p>It appears that the developer is intending to build-over/close-to a public foul sewer which is crossing the site. Building over a “public sewer” is not normally permitted by Southern Water. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for Southern Water to allow building-over/close-to the sewer. The length of sewer to be built over under the terms of Part H of the Building Regulations dictates that the matter is determined by the sewerage undertaker, which in this case is Southern Water. The conditions and application associated with the build-over/close-to a</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                        |                                                      |

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|  | <p>public sewer are available at Southern Water's Get Connected service: <a href="https://developerservices.southernwater.co.uk">https://developerservices.southernwater.co.uk</a>.</p> <p>In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.</p> <p>In addition, it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. If this happens, please call our Customer Service Desk on 0330 303 0119.</p> |
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| <b>Site Visit:</b>  | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 01/05/2026 |                                                |                                    |

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| <p><b>Policy:</b></p> <p><b>Legislative Requirements:</b></p> <p>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.</p> <p>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></p> <p><b>National Planning Policy Framework<br/>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/>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, DM11, DM12 and DM14.</p> <p><b>Supplementary Planning Documents:</b><br/>Quality Places; Parking Standards; Netley Abbey Conservation Area Appraisal and Management Proposals</p> |
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| <p><b>Assessment:</b></p> <p><u>Policy and principle:</u></p> <p>The proposed development sits within the Netley Abbey Conservation Area (CA) and the urban edge. As such, the proposals will be assessed against the above policies and legislation. EBLP policy DM12 requires that development does not harm or detract from the significance or special interest of historic assets (in this instance the CA and nearby listed buildings), sustaining and where possible enhancing their special character and qualities.</p> <p><u>Site and proposal:</u></p> <p>The site lies toward the top of the southern leg of the CA on the beach-front overlooking the sea. The application property started life as a chalet bungalow, morphing into a largely</p> |
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glass fronted house on the sea side, both architecturally and physically midway between the ultra modern houses to the north-west and the Victorian villas to the south-east.

All of the nearest listed buildings are some distance from the site, being the Church of Edward the Confessor, Abbots Lodge and the Castle to the northwest with the Prince Consort public house away to the south-east tip of the CA. The nearest Ancient Monuments are the southern tip of the Castle and the remains of the Abbey itself the other side of the church.

This application comprises two elements: a fully glazed sunroom infilling the corner to the south-east and 14no. solar panels on the flat roof areas.

#### Design, layout and impact on heritage assets:

The design of the proposed conservatory and solar panel array are suited to the host dwelling in terms of their form, scale and appearance, and would not detract from the character or qualities of the CA or any listed buildings.

Following the response from the Council's Built Heritage officer, clarification was sought regarding the installation of the proposed solar panels. Further information was submitted detailing the method of installation, its slope (no more than 10 degrees) and orientation. With these details, the installation is considered acceptable, with the height of the panels kept to a minimum and as such their appearance remaining fairly unobtrusive from surrounding properties and views.

The proposals would not result in overdevelopment of the site. Sufficient amenity space would be retained, whilst the requirement and provision of on-site parking would be unaffected.

#### Residential amenity:

Given the scale of the proposals the development accords with guidance set out in the 'Quality Places' SPD with no likely unacceptable impacts on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook. The sunroom would not result in any additional overlooking to neighbouring properties.

#### Other matters:

There will be no likely adverse impact upon trees or other natural features worthy of retention resulting from the proposals.

Southern Water have outlined that a public sewer may be crossing the development site. An advisory note will be added to the decision, outlining the requirement for separate consent from Southern Water prior to installing the sunroom. Based on the submitted information, the proposals would not require significant excavation and the recommended pre-commencement condition requiring details of protection of the public sewer was not deemed necessary, as this is not a material planning consideration for this application.

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 ...