

Application Number: H/23/95847
Case Officer: Claire Campbell-Best
Received Date: Tuesday 15 August 2023
Site Address: 13 SATCHELL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HF
Applicant: Mr and Mrs Simpson
Proposal: Single/two storey storey front extension to incorporate
balcony, single storey side extension, two and single storey
rear extensions, elevational alterations and enlargement to
front parking area (Amended plans and description)

Recommendation: PERMIT subject to conditions

CONDITIONS AND REASONS:

1. The development hereby permitted shall be implemented in accordance with the following plans:

Location and Block Plan: 001
Existing Site Layout Plan: 002
Existing Floor Plans: 003
Existing Elevations: 004
Proposed Site Plan: 005 Rev D
Street Scene Plan: 006 Rev D
Proposed Floor Plans: 007 Rev D
Proposed Elevation Plans: 008 Rev E
Site Section Plans: 009 Rev D

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The development hereby permitted shall start no later than three years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

3. Notwithstanding the approved plans, no development shall start until details and sample of the materials to be used in the construction of the external surfaces, including the proposed balustrades, railings and privacy screen of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.

4. Prior to the first use of the first floor front balcony, the privacy screening shall be implemented in accordance with the approved plans. These features shall thereafter be retained.

Reason: In the interests of protecting neighbouring amenities.

5. No development, including demolition, shall start on site until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority, which shall include a precautionary working method to protect hedgehogs, stag beetles and slow worms.

Construction work shall only take place in accordance with the approved CEMP.

Reason: To protect wildlife species, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

6. No development shall start on site until a landscaping plan which demonstrates sufficient green infrastructure has been provided on site and has been approved in writing by the Local Planning Authority.

Reason: To mitigate for the loss of habitat.

7. No development shall start until a biodiversity mitigation and enhancement plan has been submitted to and approved in writing by the Local Planning Authority and shall include the installation of a bat or bird box on the building.

Reason: To protect wildlife species, in accordance with Policies DM1 and DM11 of the Eastleigh Borough Local Plan (2016-2036).

8. No development shall start until the access, including the footway and/or verge shall be constructed in accordance with the approved plans.

Reason: To provide satisfactory access and in the interests of highway safety.

Note to Applicant: Removal of the chimney stacks must be done without disturbance to the roof and outside of the main bat activity season (May-September).

Note to Applicant: If any bats or signs of bats are found all work must stop and a license from Natural England would be required. The applicant and agent must be reminded that any work to the roof at any time is still covered by the Wildlife and Countryside Act whether or not

that work is part of a planning application. Addition information is available on the Bat Conservation Trust website at <http://www.bats.org.uk/advice/im-working-on-a-building-with-bats/ive-found-a-bat-during-works>

Note to Applicant: It is possible 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.

Note to Applicant: Any exterior lighting will need to follow wildlife-sensitive guidelines.

Note to Applicant: Subsequent to any permission that may be forthcoming from EBC as Local Planning Authority, a further permission will be required from HCC as Local Highway Authority to actually undertake the drop kerb works. Details of this process can be found via the following link – <https://www.hants.gov.uk/transport/parking/droppedkerbs>

Note to Applicant: It is requested that the building works are carried out considerably to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website www.eastleigh.gov.uk by following the links to Planning and Building, Building Control, then select 'Considerate Builders Advice Note'.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (September 2023), Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Report:

1. This application has been referred to Committee by Councillor Craig, Councillor Jarvis and Councillor O'Sullivan.

Site Characteristics and Character of the Locality

2. 13 Satchell Lane is a 1920/30s two storey detached dwelling. It has a red brick ground floor with cream rendered first floor and timber detailing to a prominent projecting front gable which sits atop a double height rectangular bay window. The property sits up and back from the lane in a prominent position on the inside of a bend. The elevated position of the plot allows views eastward towards the River Hamble.

3. The surrounding area is residential in nature, however the main access to the Hamble Marina and the river is just north of the site. The site itself is not with the Hamble Conservation Area but lies immediately adjacent with Satchell Lane being the boundary line. Most of the properties in the western side of the lane are of a similar age to the application site are of a traditional pitched roof form and architectural style. There are two properties along the lane that are of a contemporary design with large glazed gables and front balconies facing east towards the river.

Description of Application

4. The application seeks permission for significant works which would see the host dwelling extended to the front, side and rear and finished in a contemporary design with the existing chimney stacks removed (carried out under permitted development). The parking area to the front would also be enlarged.
5. Amended plans were received which omitted the roof alterations and change in roof form to the proposed two storey rear extension (pitched to flat). The single storey rear extension has also been reduced to 3m in height (from 3.4m) and the front parking area was amended to provide parking off-street parking for 3no. vehicles.
6. The two storey front extension would widen the double height bay window and the existing windows would be replaced with full length glazed panel windows to the ground bay and a Juliet balcony to the first floor bay. The single storey front extension would be adjacent to the enlarged bay windows, it would be set back from the bay window by approximately 0.9m and set in from the southern side elevation by 0.2m. This would measure approximately 1.8m in depth, 2.7m in width and 3m in height. The roof of this extension would incorporate a front facing balcony which could be enclosed with 1m glass balustrade along the eastern side and a 1.8m obscure glazed screen along the southern side.
7. The single storey side extension would have a steep mono-pitched roof and would be located on the north elevation to the host dwelling and over the existing driveway and carport. It would measure approximately 2.1m in width, 7.1m in depth, the eaves height would be 2.4m and the maximum height of this extension would be 4.9m which would meet the first floor eaves to the host dwelling. This extension would comprise a new porch and entrance hall and W.C.
8. The two storey rear extension would have a flat roof and would measure approximately 3m in depth, 2m in height and 6.9m in width and would be set in from the southern side elevation by 0.2m. The single storey rear extension would lead off from the two storey element; this would also have a flat roof and would measure approximately 8m in depth, 6.9m in width and 3m in height.

9. The proposed external finishes would result in a contemporary appearance; the elevations would comprise of a combination of white render, brickwork, powder coated grey aluminium to the double front bay, grey aluminium fenestration and blue/grey slate roof tiles to the single storey side extension. Overall, the development would look to change the layout of the dwelling into a partial 'upside down house' with one bedroom on the ground floor and a living room and front balcony on the first floor to gain views of the river to the east.
10. The front parking area would be enlarged; the current front garden and associated vegetation would be removed and replaced with a permeable material in order to provide parking for 3no. vehicles. There would be also an improved visibility splay and a replanted flowerbed and hedge to the frontage of the site. The existing dropped kerb would also be slightly extended.
11. Plans have also been provided showing the proposed plans for this application and the previously refused and dismissed application overlaid on these plans in red. These plans show a reduction in scale at two storey and roof level, however the proposals at ground floor level are of a similar scale and size. The comparison plans can be viewed [here](#).
12. The application is accompanied by the following statement which can be found [here](#):
 - Planning Statement

Relevant Planning History

13. H/22/94226 – Single storey front; two/three storey side; and single and two storey rear extensions; removal of roof and provision of second floor accommodation; together with alterations to site frontage to enlarge parking area – Refused 31/01/2023 and dismissed at appeal (17/04/2023)
14. Two storey front extensions with first floor balconies, two storey and first floor side extension, first floor and single storey rear extension and loft conversion to provide second floor living accommodation with dormer – Withdrawn 11/10/2021

Representations Received

15. Comments received on amended plans:

Five representations were received from four addresses all objecting to the application and raising further concerns:

- The flat roof to the rear extension could be used as a balcony

- Not enough time to place objections on amended plans
- Development will have a negative effect on the neighbours and the community

16. Comments received on original plans:

Nine representations were received from seven addresses all objecting to the application, highlighting the following concerns and issues:

- Out of keeping
- Overbearing
- Visually intrusive
- Excessive scale
- Overdevelopment
- Lack of parking
- Drainage concerns
- Roof is bulky and excessive
- Subsidence/land stability
- Impact upon Flora
- Excavation of front garden
- Negative impact upon the heritage assets of Satchell Lane

17. LPA Response

In response to the concerns regarding drainage, subsidence and land stability. This is a matter for Building Control, should the application be permitted, the plans would be subject to a full Building Regulations assessment where these issues would be considered and dealt with fully under Building Control legislation.

Concerns have been raised by neighbours by which they were not given enough time to comment on amended plans. The LPA notified neighbours and were given a further 14 days to comment on those plans in accordance with the planning regulations for publicity and the Council's Statement of Community Involvement. Further objections were received by all immediate neighbours and have been noted in this report.

Consultation Responses

18. Hamble Parish Council: Objection.

Updated comments on amended plans received 11/01/24:

Although the Parish welcomes a significant review of design, they will still object due to overdevelopment particularly at the rear and in support of relevant neighbours comments.

Original comments received 27/09/23:

The Parish Council object to this application on the basis that this is over development of the site, out of keeping with the surrounding properties, the balcony overlooks the neighbouring property, encroaching on their privacy. The Council took note of the representation from member of the public.

19. Ecology: No objection, subject to a pre-commencement Construction Environment Management Plan (CEMP), landscaping plan and biodiversity mitigation and enhancement plan.

Updated comments on amended plans received 30/11/2023 (summarised):

As this amended proposal no longer involves disturbance to the main roof the Phase 2 bat activity surveys will not be required for this proposal. Any future work involving the roof would require the Phase 2 bat activity surveys to be done in season, before disturbing these features. The amended elevation plans do not show any chimney stacks, but removal of the chimneys is not listed in the application description. Removal of the chimneys must be done without disturbance to the roof, and outside of the main bat activity season (ie avoiding May through September)

The following advisory is required: If any bats or signs of bats are found all work must stop and a licence from Natural England would be required. The applicant and agent must be reminded that any work to the roof at any time is covered by the Wildlife and Countryside Act whether or not that work is part of a planning application. Additional information is available on the Bat Conservation Trust website at: <https://www.bats.org.uk/advice/im-workinh-on-a-building-with-bats/ive-found-a-bat-during-works>

The amended proposed site plan (07/11/23) shows a permeable surface on the driveway and parking areas, a paved terrace/patio, a replanted flower bed/hedge and close board fencing around the property. There is an area labelled grass/soft landscape at the front of the house and extending part of the way along the southern boundary. To maintain at least some wildlife corridor across the property and to allow surface water to drain into the soil, this narrow soft landscaped should be extended along the entire southern boundary and be managed as a rain garden. The existing surface water drainage system may be affected by this proposal and should be checked to ensure that it has capacity for the additional roof area drainage.

20. Built Heritage Consultant: No objection.

Updated comments received 13/12/23:

Removal of the roof ridge running from side to side of the building and therefore plot, restores the apparent gap between adjacent properties and therefore the rhythm of the street scene overlooking the conservation area and its setting. The modernised frontage, although different, is in keeping with those further along the road. No objection.

21. Hampshire Highways: No objection.

Updated comments on amended plans received 14/12/23:

In regard to application H/23/95847, it is noted that updated plans have been received since the previous HCC Highway consultation response was issued dated 28 September 2023.

These plans have been reviewed and it is noted that no changes have been made in regard to access of driveway and parking layout. As such, there would remain no objection to the proposals from a highway perspective, subject to the condition outlined.

22. Southern Water: Comments.

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.

23. Asset Management: No objection.

24. Natural England: No comments received.

Policy Context and Designations Applicable to Site

- Within Built-up Area Boundary
- Within Established Residential Area
- Close to the Hamble Conservation Area

Development Plan Local Plan Policies

Eastleigh Borough Local Plan 2016-2036

25. The Eastleigh Borough Local Plan 2016-2036 has full weight. The most relevant policies are:

Strategic policies

- S1 (Delivering sustainable development);
- S2 (Approach to new development);

Development Management Policies

- DM1 (General criteria for new development);
- DM2 (Environmentally Sustainable Development);

- DM11 (Nature Conservation);
- DM12 (Heritage Assets);
- DM14 (Car Parking).

Supplementary Planning Documents

- Quality Places (November 2011);
 - Residential Parking Standards (January 2009);
 - Hamble-le-Rice Conservation Area (August 2008)
 - Character Area Appraisals for Bursledon, Hamble-le-Rice and Hound (January 2008)
- Planning Obligations (July 2008, updated 2010).

National Planning Policy Framework

26. At national level, the National Planning Policy Framework (the 'NPPF' or the 'Framework') is a material consideration of significant weight in the determination of planning applications. The National Planning Policy Framework (the 'NPPF' or the 'Framework') states that (as required by statute) applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise and sets out a general presumption in favour of sustainable development unless material considerations indicate otherwise.

National Planning Practice Guidance

27. Where material, the Planning Practice Guidance which supports the provisions and policies of the NPPF should be afforded weight in the consideration and determination of planning applications.

Policy and Principle

28. The proposals are acceptable in principle in accordance with Policies S1 and DM1 of the Local Plan. The main considerations relate to the recent appeal decision, design, appearance and impact on residential amenity, as addressed within this report.

29. The site is also just outside the Hamble Conservation Area, due to this Policy DM12 will also have some bearing on the assessment of this application.

Previous appeal decision

30. The site also has planning history; planning application (H/22/94226) was refused for larger and more significant works in 2022. The reasons for refusal were as follows:

The resulting dwelling, by virtue of its form, height and scale, materials and appearance would result in an incongruous and unsettling feature

within the street scene, to the detriment of the visual amenity and prevailing character of this section of Satchell Lane, as well as the setting and approach into the Hamble Conservation Area. As such, the application is considered to be contrary to Policies DM1 and DM12 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places', 'Hamble-le-Rice Conservation Area Appraisal' and 'Bursledon, Hamble-le-Rice and Hound Character Area Appraisals' Supplementary Planning Documents

The resulting dwelling, by virtue of its form, height, scale, depth, materials and appearance would result in a visually dominating structure in close proximity to neighbouring gardens, to the detriment of the amenity, outlook and enjoyment of neighbouring occupiers. As such the application is considered to be contrary to Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 and the Council's 'Quality Places' Supplementary Planning Document.

Insufficient information has been provided to demonstrate whether the proposed development would result in harm to protected species which are known to be present in the locality. As such, the application is considered to be contrary to Policy DM12 of the Eastleigh Borough Local Plan 2016-2036.

31. This decision was appealed and subsequently dismissed by the Planning Inspectorate. The Planning Inspectorate considered the proposals in respect of the character and appearance of the area and the Hamble Conservation Area as well as the impact upon the residential amenities of the occupiers of the neighbouring properties, nos. 11 and 15.

The Planning Inspectorate assessed and concluded the following in their decision:

The existing property has a number of single storey extensions to the rear and the overall depth of the proposal would more or less align with the existing conservatory. The significant part of the rear element would be single storey and due to the boundary fencing, landscaping and modest height, it would not be overly imposing. The copper cladding would primarily be to the side elevation sitting adjacent to the side elevation of no. 15, which is part rendered. Therefore, whilst the development would be visible from the neighbours' gardens, I do not find the relationship or materials would result in the development being overbearing.

The Council found that the development would not unduly affect light and privacy, and I concur with that assessment. Therefore, while the outlook from the neighbouring properties would change there would be no significant harm to the occupiers' living conditions. As such the proposal would accord with the requirement of EBLP Policy DM1 criterion a (i) and the Quality Places SPD in terms of not having an

unacceptable impact on the residential amenities of new and existing residents.

I have found that the development would not be harmful to the amenities of the neighbours and would preserve the setting of the Hamble Conservation Area, however the scale and design of the proposal would be visually intrusive in the street scene and harmful to the character of the area. I have considered the proposal on its own merits and there are no identified matters which outweigh the harm I have found and the conflict with the Development Plan.

32. As a result of the assessment and conclusion of the Planning Inspectorate, the appeal decision is a material consideration to be considered alongside the assessment of this application.

Layout, design and impact upon the character of the area

33. Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout, density, design and siting.
34. The application site falls within a group of detached two storey detached pitched roofed dwellings dating between the 1920s to 1930s. Whilst each dwelling is individual in its design, most dwellings are typically traditional in appearance and form set up above and back from the lane behind mature soft landscaping. It should be noted there are some dwellings within the street scene that are of a different architectural and contemporary style with front facing balconies which form the character of the area.
35. The development proposed, upon receipt of amended plans, is now considered to sit comfortably within the street scene. The omission of the proposed roof alterations to the host dwelling and the change in roof form to the two storey extension significantly reduces the scale and mass at roof level and maintains the space between the host dwelling and the adjoining neighbours.
36. The majority of the built form would be sited to the rear and not overly visible within the public realm. The retention of the original pitched roof would ensure the dwelling would not be an overly dominant building when compared to the neighbouring properties. The single storey front extension and balcony would alter the principal elevation to the host dwelling; however, this feature is considered to be modest and subservient. The double bay would still be the prevailing feature to the property's frontage and while it would be contemporary in design, there would still be the bay and gable end design features that are seen on the more traditional dwellings in

this section of Satchell Lane and would assimilate into the street scene.

37. The use of contemporary external finishes proposed is seen within the local vicinity and as such, the amended plans have demonstrated the proposed design is in keeping within the wider surroundings. In order to ensure high quality external materials are used, a condition will be applied whereby the LPA will approve any proposed materials. This would also ensure there would be a satisfactory appearance between the new contrasting extension and the more traditional host dwellings.
38. As the site is close to the Hamble Conservation Area, the Council's Heritage Officer was consulted. While initially they had a holding objection to the original submitted plans, upon review of the amended plans, they concluded they have no objection to the proposal. The removal of the roof ridge running from side to side of the building and therefore plot, restores the apparent gap between the adjacent properties and therefore the rhythm of the street scene overlooking the Hamble Conservation Area and its setting. The modernised frontage, although different, is in keeping with those further along the road.
39. It is acknowledged that the proposal involves a significant amount of additions to the host property. As observed, the majority of these works are located to the rear of the property and in turn would not adversely harm the street scene. The two and single storey rear extensions would have flat roofs and would be largely screened from the street scene by the adjoining neighbours nos. 11 and 15.
40. It should also be acknowledged elements of the proposal could be carried out without the need for formal planning permission. The single storey rear element could be constructed without expressed planning permission from the local authority via the prior notification route. The single storey side extension, (had the proposed height been slightly reduced to 4m), could comply with permitted development and a similar structure could be constructed without the need for a formal planning application. Equally, the proposal to remove the planting at the site's frontage can be undertaken without the need for planning consent and the garden could be paved over under permitted development provided the limitations of the legislation are adhered to. This fall-back position is a material planning consideration upon the assessment of this application.
41. To conclude, given the recent appeal decision and the fall-back position listed above along with the amended plans received, the proposals are considered acceptable in terms of design, scale and appearance and would preserve the setting of the nearby Hamble Conservation Area.

Residential Amenity

42. Policy DM1 of the Eastleigh Borough Council Local Plan (2016-2036) amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
43. As detailed in the previous appeal decision section of this report, the Planning Inspectorate concluded that while the previous planning application ([H/22/94226](#)) was deemed unacceptable due to the scale and design of the proposal, they concluded the proposal would not adversely impact upon the nearby neighbouring amenities.
44. The proposed two and single storey rear extensions in this application are similar in design but are slightly reduced in scale and size, particularly at two storey level when compared to original plans received. The neighbours and nos. 11 and 15 have raised concerns over the rear extensions and the impact upon their outlook and light as well as the extensions being overbearing. These objections are noted, however the rear extensions in the dismissed appeal have been assessed and were deemed acceptable in the Planning Inspectorate's report as detailed and is a material consideration when assessing the rear extensions in this application.
45. It is acknowledged the proposed single storey rear extension would be closer to and span the boundary shared with no. 11. This neighbour has a kitchen to the rear of their property served by 1no. window and patio doors. The window and door combined would still allow light into this room and the rear extension would be mostly screened by the existing boundary treatment in place. Additionally, the main habitable rooms to the ground floor to no. 11 at the front of the property, the proposal to no. 13 is not expected to impact upon these rooms by way of loss or outlook.
46. The proposed two storey extension would slightly alter the outlook and light to nos. 11 and 15, however this is not considered to be significant. The Quality Places SPD sets out a 45-degree daylighting test for primary windows in the rear of neighbouring properties, noting that if a development crosses the 45-degree line on both the elevation and floor plan then the extension will probably cause a noticeable reduction in skylight received by the window. In the case of the adjoining neighbours (nos. 11 and 15) the two storey rear extension marginally crosses the 45-degree line on the floor plan and as such passes the daylighting test.
47. The proposed single storey side extension would project 2.1m closer to no. 15 and there would be a minimum 1.5m separation distance with the development in place. The side elevation to no. 15 facing the application site has no windows, due to this and the single storey nature of the extension, this element is not expected to adversely impact upon this neighbour.

48. Concerns have been raised regarding the front balcony by no. 11. It is acknowledged there is potential for some overlooking and loss of privacy into the front bay windows to no. 11 but only when looking directly at the windows. The submitted plans show a 1.8m privacy screen to the southern side of the balcony which alleviates any privacy or overlooking concerns. The privacy screen would be secured via condition.
49. The proposed balcony is a modest size and would allow the occupiers to have views of the river to the east. Further concerns have been raised including potential noise disturbance by the occupants using the balcony and the impact of the privacy upon the neighbours in the residential flats (Lukes Close) to the east.
50. There would be a more than reasonable 35m separation distance between the front balcony and the neighbours in Lukes Close. It is also noted there are numerous properties within Satchell Lane and slightly further to the north east in the Crowsport Estate that have front facing balconies that are oriented towards the river and overlook the flats in Lukes Close in the same manner and it is acknowledged this is an accepted feature within the locality.
51. With regards to potential noise disturbance; the front balcony is not expected to generate an unacceptable amount of noise. The application site is situated between the Hamble Village Square and a marina in a busy residential area. This section of Satchell Lane is used by pedestrians as the Village Square and marina are within walking distance from one another and it is acknowledged there would be typical residential noise generated by passersby. Moreover, a similar amount of noise could be generated by the occupants using the front area of the site to gain views of the river. As such, due to the surrounding area and the noise that could be already be experienced within the site, the balcony is considered to be acceptable with regards to noise concerns.
52. Therefore, noting the appeal decision, while the objections from neighbours are understood, on balance, the proposal is deemed acceptable and would not adversely impact upon the amenities of the neighbouring residents.

Ecology

53. Policy DM11 requires planning applications to protect, conserve and enhance all international, national and local nature conservation designations; and networks of natural habitats and features.
54. The Council's Ecologist were consulted due to the nature of the works. Initially, the Ecologist requested further bat surveys based on the recommendations of the Phase 1 Bat Survey submitted with the

application. The amended plans received now show the proposed works would not disturb the original roof and upon review of these plans, and the Ecologist concluded no further surveys were required but advised should any there be any works to the roof (even if planning consent is not required) the applicant must be advised of their duty to carry out the required bat surveys to ensure any potential present protected species are not harmed.

55. The site has a mature garden both to the front rear which reflects the general soft and green character of this part of the lane. The proposals as noted, would include removal of much of the frontage landscaping to provide off-street parking. While this would slighter alter the street scene, it is accepted that the removal of this planting could be undertaken without the need for planning consent and the front garden could be paved over under the applicant's permitted development rights.
56. The site layout plan submitted with the application indicates the driveway would be of a permeable material and a slot drain would be installed at the entrance to prevent water run-off and all downpipes connected to a soakaway. As such, the proposed enlarged parking area would appear to comply with permitted development.
57. The Council's Ecologist has raised concerns about the loss of much of the existing frontage and has requested biodiversity enhancement measures for the site. This includes a landscaping plan and a biodiversity mitigation and enhancement plan pre-commencement condition which has been agreed by the agent.
58. With regards to the Ecologist's further request for a wildlife corridor to the front of the site; it is considered the agreed pre-commencement conditions are appropriate mitigation measures, particularly when considering this element could be carried out without planning consent.

Access, Parking and Transport Matters

59. Policy DM14 of the Eastleigh Borough Local Plan (2016-2036) requires residential development to provide off-highway parking which is adequate in terms of highway safety/traffic management.
60. The amended proposals would now not result in any additional bedrooms; the property would remain a three-bedroom property and requires 2no. off-street parking spaces as set out in the Residential Parking Standards SPD. The submitted site plan shows off-street parking provision for 3no. vehicles and as such, it is concluded the required parking can be accommodated within the site.
61. Hampshire County Council Highways were consulted due to proposed parking arrangements and they have no highway objections subject to an access construction provision. The layout of the site is acceptable

with adequate space for parking and a turning area which is an improvement over the current situation if this was fully utilised.

Sustainability Measures and Climate Change:

62. 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.
63. 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.
64. 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. The proposal would provide cycle storage provision, which would help encourage the use of alternative means of transport to the private car and would be constructed of natural materials. The proposal is considered to accord with climate change policy objectives.

Equalities Implications:

65. 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.

66. 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.

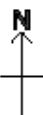
Conclusion

67. In conclusion, the proposal is considered to be acceptable in terms of design, scale and location and would maintain the setting of the nearby Hamble Conservation Area.

68. There would not be an adverse impact upon the amenities of the neighbouring residents.

69. The proposal is considered to accord with the relevant policies of the Eastleigh Borough Local Plan (2016-2036), and to guidance contained in the Councils adopted SPDs and to the National Planning Policy Framework 2023.

H/23/95847



Address: 13 SACHELL LANE, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4HF

Date: 15/01/2024

Scale: 1:1250