

DELEGATED OFFICER REPORT:**Application Ref:** H/24/96692**Site Address:** 15 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG**Case Officer:** Clare Martin

Description: Erection of new first floor provided with roof terrace and parapet walls.
 Erection of a single storey side extension with internal alterations throughout, and replacement of the rear timber terrace with block paved terrace provided with glass handrails.

Particular Site Constraints?	Yes ☒	No ☐
Within Urban Edge Within Hamble Conservation Area Historic Park and Garden		

Planning History?	Yes ☐	No ☐
<u>Application Site</u> • Z/18747/001 – Construction of single storey side extensions – Permitted (September 1998) • C/14/75528 - Erection of timber pergola, stone wall with access gate, timber panel fence to front and side boundaries and addition of painted rendered panels to front elevation - all retrospective. Erection of replacement timber panel fence to rear boundary – Permitted (February 2015) • X/15/97912 - Relief of condition 3 of planning approval C/14/75528 to allow pergola to remain unpainted – Permitted (August 2015) • U/15/77748 - Application for lawful development certificate for proposed enlargement of window to east and south elevation – Certificate Issued (December 2015) <u>16 Crowsport</u> • X/18/82638 - Relief of condition 8 of planning permission C/16/78927 to allow revised privacy screen – Permitted (April 2008) • C/16/78927 - Construction of four bedroom two storey dwelling with first floor roof terrace and external access stairs – Permitted (September 2016).		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>Amended Plans</u> A second round of consultation was undertaken for the amended plans and this has now been completed. <u>4 letter of objections (17, 19 & 24 Satchell Lane, 22 Crowsport)</u> • Only minor amendments involving small stretch of obscure glass on terrace, which marginally reduces overlooking into bedroom window, terrace and garden of no.24.		

- Proposed terrace parapet is 0.4m above that of no.24 balcony giving an elevated view into no.24's bedroom.
- Out of keeping and detract from original Crowsport concept. The additional privacy screens look out of place.
- The privacy screens should continue all the way along the Eastern elevation to allow maximum privacy for no.16.
- The Ecology Officer request for photographic evidence has not been provided within the revised information. Also require information on external lighting to be installed as this can have an impact upon bats and will affect enjoyment of the neighbours property.

Original Plans

2 letters of support (18 & 20 Crowsport)

- Good design in keeping with Crowsport ethos.
- Proposal will smarten up the entrance to Crowsport.

5 letters of objection (16 & 22 Crowsport, 17, 19& 24 Satchell Lane)

Character and Appearance

- The scale and mass of this first-floor extension does not reflect the prevailing Art Deco character of the area.
- Solar panels, tinted balustrades, amount of window and outdoor seating is out of keeping with original Crowsport concept.
- The proposed 2.7m increase in ceiling height is unnecessary and will result in no.15 being higher than 24 Stachell Lane even though on a lower ground level.

Residential Amenity

- Overlooking from eastern roof terrace and potentially eastern windows into living room and garden of no.16. Does not meet separation distance standards.
- Potential loss of daylight/ sunlight to no.16
- Overlooking and loss of outlook from proposed first floor extension/ terrace into side bedroom window, side terrace and garden of 24 Satchell Lane.
- Loss of sunlight from garden of no.24.
- Additional light spill from development affecting garden, external dining area and lounge of no.16.
- Noise disturbance from people on terrace.
- Other Crowsport schemes have a range of concessions including glazed privacy screens, non-opening frosted windows, high-level frosted windows, which could have been considered at or prior to submission.

Other

- Development only meets 50% first floor rule as ground floor has already been extended.
- Plans contain inconsistencies and Design & Access Statement does not considered residential amenity.
- Lack of a heritage statement
- External lighting has the potential to negatively impact upon bats.
- Weak sustainability credentials

Local Planning Authority Response

	• Comments are noted and the developments impact upon the character and appearance of Crowsport, residential amenity XXX is considered in the assessment section. • The Ecology Officer has reviewed photos taken at the site and has updated her comments accordingly. • It is not reasonable to condition external lighting for the householder development as this can also be installed without planning permission. • Amended plans have been received correcting the inconsistencies and sufficient information has been provided to determine the planning application. An additional statement has been provided by the agent covering residential amenity.
Built Heritage Consultant:	<u>No Objection</u> The current proposal is to add a first floor well within the 50% limit and all set well back from the ground floor perimeter, together with a small extension to the southern end of the building. This form of first floor extension will seem less than the actuality which is good and the reversion from the existing overhanging roof to the original parapets is to be welcomed, as is the reversion to grey framed windows. This building has already lost a lot of its original identity with the multiple extensions and overhanging roof, so although not entirely a return to its initial form, these changes are far more in character than the existing format so it is therefore more in keeping with the architectural character of the estate and its concept.
Biodiversity Officer:	<u>Protected Species</u> There are records of bats, stag beetles, slow worms and swifts near this site. I have reviewed the site photos and do not see any potential bat roost features or areas of concern for nesting birds which would be affected by these proposals. A precautionary working method for hedgehogs, slow worms and stag beetles will be required and can be conditioned. Precautions must be taken when dismantling the existing decking as animals could be sheltering underneath. The proposal increases the footprint of the terrace to the east of the house and would result in loss of a small amount of garden, however I don't see any suitable habitat for slow worms in the photos of this garden. The proposed plans show some of the existing stone area in the garden replaced with grass and most of the terrace has been moved away from the hedge on the northeastern boundary. Site operatives must be made aware of the possibility of stag beetles and their larvae being present on site, and how to recognise them. They may be present under or around the wooden decking. If found, they should be moved to a place of safety within planted areas of the garden. Precautions must be taken when dismantling the existing decking as animals could be sheltering underneath. <u>Biodiversity Enhancements</u> • A bat brick and a swift brick may be appropriate for this building. • Any new fencing or garden walls should contain hedgehog holes. • Photo (02) in the DAS, looking north at a portion of the front elevation shows the planted front courtyard garden. This contains

	a wide diversity of flowering plants to attract pollinators. Additional planted areas should also contain a diverse planting mix, planned to provide a long flowering season. The consultation response provides detailed advice on biodiversity enhancements.
Parish Council:	No response
The Gardens Trust:	No response
Hampshire Gardens Trust:	No response

Site Visit:	Yes ☒	No ☐
Details: Carried out on 31 st January 2024		

Pre-commencement Conditions:	Yes ☐	No ☐
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"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."</i> The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"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".)</i>

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 (sustainable development), S2 (approach to new development) S8 (historic environment); Development Management policies DM1(general development), DM2(environmentally sustainable development), DM3 (climate change), DM11(nature conservation), DM12 (heritage assets), DM14 (residential parking standards) Supplementary Planning Documents: Hamble Conservation Area Appraisal, Quality Places & Residential Parking Standards.

Proposal:
The proposal is to add a 90m2 first floor to the existing bungalow to accommodate a master bedroom with ensuite, dressing room and landing/ gallery area. The first floor extension will be centrally positioned with a terrace wrapping around the eastern, western and southern elevations of the building. Amended plans have been received adding an

obscure glazed screen to the top of the parapet wall at the north eastern and north western corners of the terrace.

The proposal also includes:

- 24no. solar panels mounted on top of the first floor extension's roof (amended plans have lowered the panels angle to 12.5 degrees).
- Single storey extension (12m²) to create a utility room.
- Partially raising ground floor ceiling level by 0.15 to 2.55m high (original plans proposed a 2.7m high ceiling level).
- Internal alterations to reconfigure kitchen/ dining/ lounge with access onto a slightly raised rear terrace. Terrace incorporates a planting bed with steps down to rear garden.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to the detailed matters according with the relevant planning policies.

Character, Appearance and Impact on Conservation Area

Policy DM1 requires all new development to take full and proper account of the context of the site including the character and appearance of the locality, and be compatible in terms of mass, scale, layout, design, and siting.

The site is also within the Hamble Conservation Area, which was extended in 2008 to include the Crowsport Estate. Crowsport was built in 1936 as an art deco estate of twenty five single storey dwellings of white render, with flat roofs, parapets, and simple metal windows. Over the years many of the bungalows have added first floor extensions and terraces in the art deco style.

Policy DM12 allows development within conservation areas where they do not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.

For Crowsport, the Hamble Conservation Area Appraisal states development will not be permitted unless the design reflects the scale, form and character of the estate and has:

- i. roof forms that are flat with parapets
- ii. walls that are of white render
- iii. Windows that are of a simple rectangular form without glazing bars
- iv. First floor extensions that do not exceed 50% of the area of the ground floor

The current proposal is to add a first floor extension, which at 34% of the original ground floor area is well within the limit. The first floor extension has been set in by 2-3m from the edge of the ground floor and so appearing more subservient within its setting at the entrance to Crowsport.

The finished building will be white rendered with a flat roof and high parapet walls, which follows the design guidance for the Crowsport Estate. The proposed first and ground floor extension uses simple rectangular windows with larger openings on the front and rear of the property. Additional screening will be added to the northern corners of the first floor terrace and parapet wall extended, which although not quite as neat as the original submitted plans offers more privacy to the neighbouring properties. These types of privacy screens have been used within other part of Crowsport and are positioned at far end of the property where they are less noticeable from the surrounding roads.

Overall, the proposal is considered to be an appropriate scale, massing, and design for the Crowsport Estate and will fit in with the mixture of first floor extensions and terraces present on many of the surrounding dwellings. No objection has been raised by the Built Heritage Consultant, who considered the development to be an approval on the existing building, which has lost a lot of its original identity. The proposal is considered to maintain the character and appearance of the Hamble Conservation Area.

Residential Amenity

Policy DM1 amongst other matters, stipulates that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents (further guidance set out with the Council's Quality Places SPD).

The application site is a single storey dwelling at the entrance to the Crowsport estate. Crowsport has a mixture of single and two storey dwellings, and these tend to be located fairly close together with first floor terraces allowing an element of overlooking between properties that is greater than many other parts of the borough.

16 Crowsport

The application dwelling sits at a 90 degree angle, and in an elevation position, to the neighbouring bungalow at 16 Crowsport, with between 4m and 18m separating the two dwellings. The proposed first floor extension is centrally positioned, set back at least 2m from the edge of the ground floor on all sides and its ceiling heights has been adjusted to 2.55m so reducing its overall height slightly. While the first floor extension will be visible from the garden and roof terrace of no.16, the development is not considered to have an overbearing impact as their property will maintain a reasonable outlook in other directions, including on the eastern section of their garden that is unaffected by the development.

There is, however, the potential for overlooking from the proposed first floor windows and terrace on the eastern elevation into the property at no.16, most notably into the immediately adjoining area of the neighbours garden and roof terrace. In response, amended plans have been received adding a privacy screen in front of the gallery windows on the first floor roof terrace (closest to no.16), which will reduce the most harmful element of overlooking and to some extent help lower noise disturbance. While the proposed eastern bedroom window and the end part of the terrace will remain more open, due to the separation distances involved, this has less of an impact on no.16 and the relationship is not dissimilar to other properties within Crowsport.

24 Satchell Lane

The proposed first floor extension and western terrace sits 22m in front of the eastern bedroom window and first floor side terrace at 24 Satchell Lane. While the proposal will impact the view from the neighbour's bedroom window and side terrace, taking into account the relationship between the two properties the first floor extension is not considered to be overbearing. A privacy screen has also been added to the north western corner of the terrace thus reducing the level of overlooking and the windows facing no.24 are not primary living accommodation, but rather a dressing room and en-suite.

Light

The first floor extension is set back within the roof slope and is not considered to materially reduce daylight into the neighbouring dwellings. In terms of sunlight, shadow diagrams at different times during the equinox have been provided. These show that overshadowing from the proposed first floor extension onto neighbouring dwellings is relatively limited, the extension only affecting the daylight into the side windows in no.16 during the very last part of the day (around 15.00 to 16:00).

Conclusion

For the reasons set out above, the proposal is not considered to have an unacceptable impact on the amenity of the neighbouring properties (in terms of loss of privacy, light or outlook).

Other Considerations

- The development would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- Site photos have been reviewed by the Ecology officer and there is a low potential of the building being used for bats or nesting birds. The proposal is unlikely to impact upon protected/ notable species or their habit and biodiversity enhancements have been suggested by the Ecology Officer.
- The Ecology Officer has asked for a precautionary working method statement to be approved by condition. However, this is not considered reasonable as the work is relatively small scale and the dismantling of the decking can be done under permitted development. Instead, advice will be provided by an informative.
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 emerging 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 emerging plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the Emerging 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Saved, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒

REFUSE ☐

Comments ...