

DELEGATED OFFICER REPORT

Application Ref: H/23/96641

Site Address: 46 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Demolition of existing side extension, rear conservatory, and garage.
Erection of new single storey side and rear extensions. Addition of a new garage (with a heat pump and photovoltaic) and a pergola erected in the rear garden. Alterations to fenestration (AMENDED DESCRIPTION)

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Established Residential Area		

Planning History?	Yes ☒	No ☐
• F/05/53598 - Single storey front, rear and side extensions, following demolition of existing conservatory - Refuse Planning Permission For - 18/05/2005 • F/07/61333 - Alterations to roof, 2 storey front extension with dormer window and new boundary wall to side (amended design and part retrospective) - Refuse Planning Permission For - 10/12/2007		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	One comment has been received from a neighbouring property, expressing concerns about the proposed developments, such as overdevelopment, potential visual intrusion, compatibility issues with the surrounding properties' character, and the anticipated impact on rainwater runoff.		
Parish Council:	No comments were received.		
Pollution Control Specialist:	Firstly, they have no objections to the application from a contaminated land perspective, as there are no proposed changes to soft landscaping. However, they recommend the submission of a Construction Environmental Management Plan (CEMP) to mitigate potential impacts on amenity. Additionally, they express reservations regarding the proposed installation of a heat pump due to concerns about noise levels, pending further information. Following the review of the MSC020 assessment for the installation of an Air Source Heat Pump submitted on 09/03/2024, the Pollution control Specialist agrees to the ASHP installation in the proposed location without further comments.		
Southern Water:	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.		

Site Visit:	Yes ☒	No ☐
Details: 24 th January 2024		

Policy:**National Planning Policy Framework
Planning Practice Guidance****Development Plan:**

The Eastleigh Borough Local Plan 2016-2036 The most relevant policies are Strategic policies S1 and S2; and Development Management policies DM1, DM2, DM11 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 34)

Assessment:

The application property is a 5-bedroom detached bungalow, situated on a corner plot adjacent to Port Hamble Marina. The property's driveway and garage are located at the rear. The surrounding area is predominantly residential, featuring properties of varying styles, sizes, and materials. The current application seeks planning approval for several alterations, including the construction of new single storey side and rear extensions. These extensions will replace the existing side additions and rear conservatory. Additionally, the proposal includes the demolition of the current garage and the construction of a new one equipped with a heat pump and photovoltaic system. Furthermore, a pergola is proposed to be erected in the rear garden.

Principle

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 34) which provides the following guidance on developments and that they should ensure that:
 - i) Maintain the importance of the open green space and semi-mature/mature broadleaved planting at the centre of Oakwood Way in any new development.
 - ii) Maintain a uniformity in building heights.

Layout, design, and impact upon the character of the area

- 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.
- Given the property's lower ground level positioning relative to Satchell Lane and the presence of hedges along the front boundary wall, any single storey additions to the property are unlikely to be prominently visible from the street scene. Therefore, it is considered that the proposed single storey side extension will have minimal impact on the street scene and the overall character of the area. While the proposed rear extension, pergola, and new garage may be visible from Oakwood Way, they are not anticipated to appear incongruous within the street scene.

- The exterior materials proposed for the developments closely match those of the existing property, ensuring a seamless integration of the new additions with the original house. Additionally, the proposed side extension will involve the removal of the current side additions, it is considered to enhance the overall aesthetic of the property's side profile.
- Despite concerns raised regarding overdevelopment, the property's front garden provides a high level of privacy, unlike other open front gardens, making it suitable to serve as the primary amenity space. Additionally, with the demolition of current side and rear developments, as well as the garage, the new developments are expected to occupy a footprint similar to the existing one, minimising the loss of rear amenity space and alleviating concerns of overdevelopment.

Impact on Residential Amenity

- Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) amongst other matters, stipulate that all new development should not have an unacceptable impact upon residential amenities of both new and existing residents.
- While the adjacent neighbour at 44 Satchell Lane may be affected by the proposed side extension due to its proximity to the shared boundary, the extension is only approximately 50mm further away from the boundary than the existing built area. As such, it is considered that the adjacent neighbour will not experience significant differences from the current situation. Additionally, since the extension is single storey and only one proposed pantry door faces the boundary side, it is unlikely to result in any loss of privacy or excessive overshadowing issues.
- While acknowledging the rear neighbour's concerns about visual intrusion, it is recognised that the proposed developments may be visible from their first-level perspective. However, considering the modest design of the proposed developments and the separation distance between the properties, it is considered that the proposal will not substantially impact the rear neighbour in terms of loss of outlook to an extent that warrants refusal.
- A condition will be imposed on the new garage, which includes a home office, to restrict its use to be in conjunction with the existing dwelling and prohibit its sale, occupation, or use as an independent unit of accommodation. This condition aims to ensure that the new garage and office serve as a complementary addition to the existing property without causing undue disruption to the surrounding residential environment.
- In addition, it is worth noting that regarding the heat pump, the Council's pollution team has reviewed the submitted MSC020 assessment and agreed to the proposed installation, indicating that its noise level remains within acceptable limits. This further reassures nearby residents and mitigates any potential adverse impacts on neighbouring properties.

Trees and landscaping

- The site does not contain any trees offered protection by a tree preservation order. Furthermore, the proposal has been deemed not to be in conflict with any trees or landscape features of particular amenity to the area.

Highways and Parking

- 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.

- The proposal does not include any additional bedrooms, thus negating the need for extra parking space. Additionally, the new garage will not significantly encroach upon the existing driveway space, and therefore it is considered that the current parking arrangement will remain unaffected.

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.

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:

- Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐