



Appeal Decision

Site visit made on 24 April 2024

by J Evans BA(Hons) AssocRTPI

an Inspector appointed by the Secretary of State

Decision date: 13.05.2024

Appeal Ref: APP/W1715/D/24/3339148

13 Satchell Lane, Hamble-le-Rice, Southampton SO31 4HF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Steve & Juliet Simpson against the decision of Eastleigh Borough Council.
 - The application Ref H/23/95847 dated 15 August 2023, was refused by notice dated 31 January 2024.
 - The development proposed is described as a single/two storey front extension to incorporate balcony, single storey side extension, single/ two storey rear extension, elevational alterations and enlargement to site access and front parking area.
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Decision

1. The appeal is allowed and planning permission is granted for a single/two storey front extension to incorporate balcony, single storey side extension, single/ two storey rear extension, elevational alterations and enlargement to site access and front parking area, at 13 Satchell Lane, Hamble-le-Rice, Southampton SO31 4HF in accordance with the terms of the application Ref H/23/95847 dated 15 August 2023, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved 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; and Site Section Plans: 009 Rev D.
 - 3) Prior to the first use of the first floor front balcony, details of the privacy screen to be installed to the south elevation of the balcony area as shown on Proposed Elevation Plans: 008 Rev E shall be submitted to, and approved in writing by, the Local Planning Authority. The privacy screen shall be erected in accordance with the approved details in advance of the first use of the first floor balcony and shall be retained as such thereafter.
 - 4) No above ground construction works shall take place on the development hereby permitted until details of the materials to be used in the construction of the external surfaces, have been submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out in accordance with the approved details and retained as such thereafter.

- 5) The development hereby permitted does not allow for any works to the areas of the existing main roof that the Phase 1 Bat Survey (PRA) undertaken by Vesper Conservation & Ecology Limited dated 28/03/2023, identified could allow for ingress into the building.

Procedural Matters

2. This appeal follows a previous unsuccessful appeal¹ (the previous appeal). Due to how recently this decision was issued and the similarities between the previous appeal and the current appeal proposal, the previous appeal is of relevance in my considerations. Nonetheless, I have determined the proposal before me on its own particular merits.
3. For the avoidance of doubt, I have determined the appeal against the amended plans² submitted to the Council during their consideration of the proposal, as these are the plans upon which it based its decision.
4. The description of the development as set out on the original application form no longer reflects the detail of the proposal as presented on the amended plans referred to above. I have therefore revised the description of the development so that it better reflects the proposal before me.

Main Issue

The main issue is the effects of the proposal on the character and appearance of the appeal property and the surrounding area.

Reasons

5. No. 13 is a detached dwelling situated part way along Satchell Lane. The property is of a two storey form, and has a front projecting gable with white render and painted timber boards. It is understood that the property dates from the early C20.
6. The properties in the surrounding area to No. 13 are mostly two storey and have similar plot sizes. However, each property provides for a variation in form, massing and overall design. In this context, there are also two examples of properties to the south of No. 13 (the properties Nos. 3 and 9) which have either been rebuilt or subject to significant adaptation in the recent past, whereby they have a more modern contemporary appearance.
7. With that said, whilst there is no prevailing building style, there is a predominant characteristic of two-storey massing with angular building form, with properties orientating towards Satchell Lane making the most of the views across the rooftops of the properties to the west, looking towards the River Hamble. The properties are also mostly set back from Satchell Lane with intervening front gardens and driveways. The properties step up from the highway level consistent with the topography of the area.
8. The previous appeal at the site proposed to alter the appearance of the property to a three-storey, white-rendered building in an art deco style. In dismissing this appeal, the Inspector concluded that the contrasting form and

¹ APP/W1715/D/23/3320111 dated 26 June 2023

² Proposed Site Plan: 005 Rev D; Street Scene Plan: 006 Rev D; Proposed Floor Plans: 007 Rev D; Proposed Elevation Plans: 008 Rev E; and Site Section Plans: 009 Rev D

materials together with the scale and forward projection of the proposal, would represent an imposing and incongruous development in the street scene.

9. The appeal before me has sought to address the above concerns. The proposal includes alterations to the front road facing elevation as perceived from the street scene, which includes a proposed additional single storey wing to the northern side, alterations to the front gable and an adjacent single storey extension on the front elevation with a balcony above. The proposal includes no increase in the overall height of the property or the front gable, the proposal also includes no specific alterations to No. 13's existing roofline. The form of the existing building is predominately retained, and the proposal would not project beyond the building line of the existing gable.
10. On this basis, I am satisfied that the alterations as proposed would have no fundamental effect upon the scale and massing of the building form of No.13 as perceived from the street scene, the property would retain a two-storey form with a primary front gable to its roadside elevation. In this regard, the form of the proposal would be broadly consistent with the current situation and what exists on the surrounding building form.
11. Turning to the detail of the design as proposed, it would inevitably introduce a more modern appearance to No.13 as viewed from Satchell Lane to the west. The front gable would present as a single form under the existing overhang of the roof, with a vertical emphasis provided through the glazed detailing centrally within the gable, with render to either side. The adjacent ground floor extension would be finished in brick, reflecting the contrasting materials found on adjacent properties, whilst the balcony would be of a simple glazed detail reflecting windows and balconies in the surrounding area. The side extension would be of a single pitched lean-to that is subservient in form, which would provide for the pedestrian entrance into the property.
12. All of these proposed changes would be presented within the retained angular nature of the building form and would retain an overall vertical emphasis to the appearance of the property with a consistent solid/ void ratio. These elements of the proposal would appear consistent with similar features found along the street scene.
13. As a result, I am satisfied that the proposal would appropriately integrate into its surroundings. It would therefore accord with Policy DM1 of the Eastleigh Borough Local Plan 2016-2036 (the EBLP), and the Quality Places SPD 2011, which collectively, amongst other matters, require that new development takes full and proper account of the context of the site including the character and appearance of the locality, and is well integrated with the surroundings in terms of mass, scale, materials, design and siting. The proposal would also accord with paragraph 135 of the National Planning Policy Framework 2023 (the Framework), which, amongst other matters, requires development to be sympathetic to the surrounding built environment.

Other Matters

14. Whilst not raised as a reason for refusal in this case, I have nonetheless had regard to the effects of the proposal upon the setting of the Hamble Conservation Area (the CA). From all that I observed during my site visit, I agree with the conclusions of the Inspector in their determination of the previous appeal, that due to the separation distances involved and the existing

building form, the proposal would not have any adverse effect upon the CA. The proposal would therefore accord with the EBLP Policy DM12 which seeks to ensure that development does not harm or detract from the significance or special interest of the heritage asset.

15. I am also aware of the comments from third parties, who have raised a number of matters including those relating to the effects of the development on living conditions, parking, drainage, subsidence and ecology. A number of which were considered acceptable by the Inspector in determining the previous appeal. I have given the points raised careful consideration, however they do not materially change my overriding conclusions on the appeal development in line with the development plan and material planning considerations.

Conditions

16. Paragraph 56 of the Framework explains that planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects.
17. The standard time limit is required together with a condition listing the plans in the interests of certainty. A condition is necessary with regard to the detail, installation and retention of a privacy screen to the southern elevation of the first floor balcony, in the interests of safeguarding the living conditions of neighbouring occupiers. I have also included a condition, in the interests of the character and appearance of the area, requiring that the detail of the external materials to be used are submitted for approval.
18. The Council have suggested a condition regarding the submission of a Construction Environmental Management Plan (CEMP). However, I find little justification to understand why a CEMP would be necessary in this case, bearing in mind the householder nature of the proposals.
19. A further condition has been suggested seeking the installation of a bat or bird box on the appeal property. However, the proposal involves no works to the existing main roof space in which the appellants Phase 1 Bat Survey (PRA) undertaken by Vesper Conservation & Ecology Limited dated 28/03/2023 identified could allow for ingress into the building. Further the Council's ecologist has confirmed in the 25 January 2024 Committee Report, that on this basis, they have no objections to the proposal on this matter. As a result, mitigation measures are not necessary, however for the avoidance of any doubt, I have included a condition specifying that the proposal does not authorise works to the areas of the existing main roof space that could allow for ingress, as identified in the PRA.
20. The Council have also sought a condition requiring the submission of a landscaping plan, however I am satisfied that the information provided on Proposed Site Plan: 005 Rev D already adequately provides the relevant information. As set out above, I have included a condition requiring accordance with the approved plans.
21. I also do not consider a condition is necessary requiring the delivery of the site access works prior to the development commencing. The proposal is for alterations to an existing dwelling with an existing site access, I also note that

no objections were received to the proposals from the highways representative as set out in the Committee Report.

Conclusion

22. For the reasons given above, having regard to all matters raised, I conclude that the appeal should be allowed.

J Evans

INSPECTOR