

DELEGATED OFFICER REPORT

Application Ref: H/24/97160

Site Address: 4 SOLENT MEADOWS, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4JH

Case Officer: Claire Campbell-Best

Description: Extension and conversion of double garage to habitable space and extension of balcony with glass panel railing (Revised scheme approved under H/24/96801)

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Within the Hamble Conservation Area Tree Preservation Order 117-H		

Planning History	Yes ☒	No ☐
Reference	Description	Decision
H/24/96801	Conversion of double garage to a habitable space and extension of balcony with glass panel railing	Permit – 28/03/2024
C/13/72554	Single storey rear extension following removal of existing conservatory and raising of land to extend existing patio area	Permit – 08/07/2013

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None received		
Hamble Parish Council:	No comments received		
Built Heritage Consultant:	No objection		
Tree Officer:	No objection		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 18/04/2024 – Photographs on file		

Legislation:
Section 38 (6) of the Planning 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 Area) Act 1990 states:- <i>“In the exercise, with respect to any buildings or other land in the Conservation Area of any power (under Planning Acts), special attention shall be paid to the desirability of preserving or enhancing.”</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 and S2; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals; Hamble Conservation Area

Assessment:Site and Proposal

The application site is a two storey detached property on the east side of Solent Meadows in Hamble which also lies within the Hamble Conservation Area. Solent Meadows is accessed via Green Lane and consists of five detached houses, similar in design and character. Close to the entrance of Solent Meadows are 3no. listed buildings (West, Jasmine and Manor Cottage), east of the site lies green, open space.

Planning application H/24/96801 was granted in March 2024 for a garage conversion into habitable space, and extended balcony to the front elevation and alterations to the fenestration on the side (northern) elevation (removal of 1no. door and insertion of 3no. ground floor windows). This application seeks to amend to the approved scheme, which includes the following:

- Single storey front extension to the existing garage and conversion of garage into habitable space.
- Further extension of the existing front facing balcony (above the single storey extension with a clear, glazed balustrade.
- 1no. additional ground floor window to the (side) north elevation
- 1no. additional full-length ground floor window to the (side) south elevation

The single storey front extension would measure approximately 1.3m in depth and 5.9m in width and finished in materials that would match the host dwelling. As noted, the extended front balcony would be above the extension and enclosed with a 0.9m balustrade; combined, the overall height would be 3.8m.

The garage conversion proposes the same habitable space (family room) and 3no. full-length windows in the place of the two garage doors as permitted under H/24/96801.

Principle

The application site falls within the urban edge, whereby alterations or extensions to, or within the curtilage of residential dwellinghouses are considered to be acceptable in principle, however, would be subject to the following considerations listed in the report below.

The site also falls within the Hamble Conservation Area covered by Policy DM12. This policy along with Section 72 (1) of the Planning (Listed Buildings & Conservation Area) Act 1990 seeks to ensure any proposed development makes a positive contribution to the local character and distinctiveness. Particular attention should be paid to the details of design to ensure that the character of this area is as a minimum sustained, and where possible enhanced.

Character and Appearance

Although the amendments would alter the principal elevation from that which was approved, it is considered modest and provides greater interest to the frontage and therefore enhances the overall aesthetics of the property. The properties within Solent Meadows while similar in design, all have varying frontages from one another. As such, the amended proposal is not expected to be harmful to the character and appearance of the street scene.

As the property is located within the Hamble Conservation Area, the Built Heritage Consultant was consulted. They advised that the extension of the existing garage and balcony would not have a detrimental impact on the conservation area and the nearby listed buildings sited near the entrance of Solent Meadows. They noted the external materials must match the existing property in order for the extension to blend in successfully with the host dwelling and surrounding properties.

Residential Amenity

The extended balcony proposed in this application is larger in depth and width than what was approved under H/24/96801. A site visit was carried out to ascertain the current views provided by the existing balcony. It is considered due to the location of the existing balcony (to the front) and the existing views; the proposed extended balcony is not expected to increase overlooking than what is already experienced to a harmful degree. Additionally, the views mainly overlook the open space to the east rather than intruding into any private spaces.

The addition of the ground floor side facing windows are also not expected to generate any overlooking or loss of privacy concerns with regards to the adjoining neighbours as the windows are screened fencing/hedging along the shared boundaries.

Trees

There are protected trees to the rear of the site, the Tree Officer has reviewed the amended proposals and did not raise any arboricultural objections, indicating the scheme would not adversely impact the protected trees.

Highways and Parking

The property has four bedrooms which requires 3 off-street parking spaces as set out in the Residential Parking Standards SPD. While the proposed garage conversion and extension would result in the loss of two parking spaces and would project slightly into the parking area to the front, it is noted that the front driveway still has the capacity to accommodate the required parking. As such, there are no highway or parking concerns.

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 aims for the need for housing to be met, and policy S2 of the Local Plan sets a target for 14,580 dwellings to be provided by 2036. 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 and is expected to reduce/limit impacts on climate emissions as a result of the development or its use.

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: This application is recommended for approval, subject to conditions

Recommendation:	PERMIT ☒	REFUSE ☐
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