

F/24/97159 St Andrews Buildings, High Street, Hamble-le-Rice

Two-storey rear extension following demolition of existing rear extensions, addition of new roof with front facing dormer window to existing side projection, elevational alterations, and partial conversion of building to form 5no. new residential flats, with existing 1no. flat and 2no. commercial units to be retained.

Planning Policy Comments

The Council adopted the Eastleigh Borough Local Plan 2016-2036 on 25th April 2022. This document now forms the planning policy framework for the borough to 2036.

The site is located within the urban area of Hamble. It is adjacent to the Mercury Library and Community Hub with car parking in front. It was included within the Hamble-le-Rice Conservation Area boundary following a review of the boundary in 1990. This Conservation Area covers Hamble Village, focusing on the High Street, and also includes the setting of the village to the River Hamble. The Hamble-le-Rice Conservation Area Appraisal (2008) has one reference to the site, noting that 'for day to day activity Hamble maintains a range of shops and pubs, grouped around St Andrews Buildings at the west end of the High Street...'

Principle of development

The site is partly in commercial use and the proposals include the partial change of use of some units to residential. It is not within a local centre or neighbourhood parade and therefore Local Plan policies on the change of use in retail frontages do not apply. However, the residential amenity of the new residents is a consideration, particularly for the new ground floor flats adjacent to the existing commercial units. In accordance with policy DM1, there should be no unacceptable impact on residential amenity from the proposal.

The site is identified as unlisted in the Hamble-le-Rice Conservation Area Appraisal. The strategic approach to heritage assets is set out in Local Plan policy S8. This involves conserving and enhancing heritage assets in a manner appropriate to their significance. There are no listed buildings in close proximity to St Andrews Buildings, although the appraisal identifies Hamble House Lodge to the south as an important unlisted building. In accordance with the detailed policy in DM12, development within a conservation area 'will be permitted provided it does not harm or detract from the significance or special interest of the asset, and sustains and enhances its special character and qualities'.

The proposal brings back into use units that are currently vacant and retains the existing commercial units still in use. The addition of a new dormer window to the frontage facing the High Street reflects the existing building frontage. Providing that the case officer is satisfied that the detailed design does not harm the Conservation Area or have an unacceptable impact on residential amenity, Planning Policy does not object to this development.