

DELEGATED OFFICER REPORT

Application Ref: H/24/96841

Site Address: 4 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Retrospective 1.96m boundary fence.

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Within Designated Conservation Area – Hamble Conservation Area • Within Crowsport Special Policy Area		

Planning History?	Yes ☒	No ☐
• C/13/73447 - Two storey, single storey and first floor extensions to dwelling to include provision of integral garage and balconies on three elevations with new access from Crowsport - Permit - 30/05/2014 • H/22/92324 - Installation of wooden gates - Withdrawn By Applicant - 06/05/2022		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	One objection was received to the application, the neighbour highlighted concerns regarding the new fencing's compliance with local plan policies, particularly the preservation of the conservation area's character and street scene.		
Parish Council:	No comments were received.		
Built Heritage Consultant:	No objection.		
HCC Highways:	No objection to the proposals from a highway perspective.		

Site Visit:	Yes ☒	No ☐
Details: 28 th May 2024.		

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, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12, and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 35); Hamble Conservation Area Appraisal

Assessment:
4 Crowsport is a detached single-storey dwelling situated within the Hamble Conservation Area. Positioned at the southern corner of the northern entrance to the Crowsport estate,

the dwelling is characterised by white render and a flat roof. The surrounding area has a particularly strong character due to the distinct modernist styling of the housing and the setting on a slope overlooking the River Hamble. The current application seeks retrospective planning consent for the retention of a section of wooden feather edge fence along the side boundary of the property.

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.
- Policy DM1 requires all new development to be of a high quality design and take appropriate account of the context of the site and surrounding area. It also requires development to minimise or appropriately mitigate any impact upon neighbouring uses and occupiers, as well as provide a good quality of amenity for future occupiers and users. In addition, there is a requirement to protect natural features worthy of protection, as well as include appropriate landscaping where necessary.
- Policy DM12 relates to the protection of the historic environment and heritage assets within the Borough, which include designated conservation areas and special policy areas, as well as nationally and locally listed buildings. The Hamble-le-Rice Conservation Area Appraisal provides specific guidance for new development within the Crowsport Estate and states that developments should reflect the scale, form and character of the estate and have roof forms which are flat with parapets and walls that are of white render. It also limits the scale of first floor additions to no more than 50% of the ground floor area, so as to maintain the predominantly single storey form of the original Crowsport Estate.
- As the application site falls within the Hamble Conservation Area, Section 72(1) of Town and Country Planning (Listed Building and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in a 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.”

- Also of relevance is the Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 35) which provides the following guidance on developments and that they should ensure that:
 - i) In order to protect the special character of Crowsport, development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development.
 - ii) In addition to these policies, it is recommended that the soft verges and the importance of the views to the River Hamble are also maintained.

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

- The new boundary treatment comprises a wooden feather edge fence painted slate grey and standing at approximately 1.96m high. When observed from the street scene, it harmonises with the fencing style of the neighbouring property, 5 Crowsport, both in terms of colour and material. Given the adjacency of both properties at the corner of the estate, the installation of the new fencing at 4 Crowsport, alongside that of 5 Crowsport, contributes to a cohesive visual impression at the entrance of the estate.

- Additionally, the new fencing is largely concealed by greenery, which serves to soften its presence and create a soft and natural appearance to the side boundary. When viewed from the public vantage point of Satchell Lane, the fence's darker colour and placement render it relatively inconspicuous, resulting in minimal impact on the street scene.
- While acknowledging the stark contrast with the previous boundary treatment, it's crucial to consider the proposed fence's compatibility with the distinct architectural style of the Art Deco design prevalent throughout the Crowsport estate. In this context, the fence is considered to align with the estate's aesthetic and does not appear as an incongruous feature. Furthermore, it's worth noting that the Built Heritage Consultant was consulted as part of this application process, and no objection was raised to the proposal. This consultation indicates that the proposal does not have any harmful impact on the conservation area.

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.
- Due to the nature and positioning of the new fencing, it is unlikely to result in any harmful impacts on the residential amenity of neighbouring properties and thus do not warrant refusal.

Trees and landscaping

- It should be noted that the hedges along the previous boundary treatment are not subject to a Tree Preservation Order. It is acknowledged that the Conservation Area siting does afford some protection to trees, however due to the siting/positioning of the fencing, this is not considered to result in any adverse harm to the nearby trees.

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.
- Crowsport is a private development with unadopted roads. HCC Highways has confirmed that the new boundary fence does not pose any physical or visual obstruction at the junction of the private estate roads with the public highway, Satchell Lane. While there may be a slight reduction in visibility to the east when exiting the driveway of the application site, this is primarily a private concern. Moreover, considering the lower speeds of vehicles exiting the site and the anticipated low traffic volume on Crowsport, particularly as vehicles slow down for the access junction with Satchell Lane, it is not expected to pose a genuine safety issue warranting objection. As such, no objection has been raised to the proposals from a highway safety perspective.

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 ☐