

DELEGATED OFFICER REPORT

Application Ref: H/24/97262

Site Address: 43 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF

Case Officer: Claire Campbell-Best

Description: Single storey rear and side extension, hip to gable loft conversion to include roof lights to front and rear and Juliette balcony to front elevation and alterations to fenestration and external materials

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Public Rights of Way – Footpath to the southeast of the site Waste and Minerals Site EBC Owned Land		

Planning History	Yes ☒	No ☐
Reference No.	Description	Decision
LDC/24/97261	Certificate of Lawfulness for a Proposed Use or Development: A hip to gable loft conversion to provide a bedroom with en-suite bathroom. Roof lights to front and rear and Juliette balcony to the front elevation	Lawful Development Certificate Issued – 18/06/2024

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	Two letters of objection received from 4 and 5 Crowsport raising the following concerns: - Roof alterations and Juliette balcony are not permitted development. - Juliette balcony would not be in keeping with the street scene and would set a precedent along Satchell Lane. - Invasion of privacy.		
Hamble Parish Council:	No comments received		
Asset Management:	No objection		
Ecology:	<u>Comments on site photos received 28/05/24:</u> A preliminary bat roost assessment is required. <u>Original comments received 23/05/24:</u> Site photos requested.		
HCC Minerals and Waste:	No comments received		
HCC Access Development Officer:	No objection – guidance notes provided		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 23/05/24 – Photographs on file		

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; Bursledon, Hamble-le-Rice and Hound Character Area Appraisals.

Assessment:

Site and Surroundings

The application site is one half of a semi-detached pair of dwellings located on the southwestern side of Satchell Lane. The plot slopes up from the highway; the property is set well back from the road and on an elevated position. The site's frontage has a driveway and planting along the front and side boundaries which is also present along the plots in this section of the lane resulting in a green character. The dwelling itself has a front ground to first floor bay window, pebbledash and red brick plinth elevations, white uPVC fenestration and a hipped roof. The surrounding area is predominately residential in nature; along Satchell Lane there is a mixture of detached, semi-detached and terraced dwellings of similar character to the application site. To the east of the site lies the Crowsport Estate which features one and two storey art deco style housing and is a designated conservation area.

Proposal

This application seeks permission for a wraparound single storey side and rear extension and a loft conversion which would include hip to gable roof alterations, rooflights to the front and rear and a Juliette balcony rooflight to the front elevation. This would be finished in white render to all elevations and light grey uPVC fenestration.

The loft conversion would provide space for habitable accommodation in the form of a bedroom and ensuite. There would be front and rear rooflights as well as a Velux Cabrio Juliette balcony rooflight within the front roof slope.

The single storey side and rear extension would be located to the northwest and southwest elevations of the host dwelling and replace an existing rear extension. The side element would measure a maximum of 2.5m in width and 11.9m in depth (this includes the rear element). It would be set in 1.1m from the boundary shared with no. 45 and due to the shape of the site's plot, the side extension would decrease in width at the rear. The rear element would have a maximum width of 7.3m (this includes the side element) and a depth of 6m from the original rear wall of the property. The extension proposes a flat parapet roof and due to the differing ground levels, the side element would have a maximum height of 3.5m, at the rear there would be a maximum height of 3.3m.

Principle

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

It should be noted a lawful development certificate for the proposed loft conversion, rooflights and Juliette balcony rooflight was submitted alongside this householder application, and it was determined this aspect of the proposal falls with permitted development. As such, this will form a material consideration upon the assessment of this application.

Design and Layout

- The design of the loft conversion, the single storey side and rear extension and alterations to the elevations and alterations is suited to the host dwelling in terms of its form, scale and appearance.
- The loft conversion would alter the roof profile of the host dwelling and slightly unbalance the semi-detached pair. However, no. 41 Satchell Lane has a side dormer window, so it is accepted there is already an unbalanced appearance between the two properties. It was also noted the properties along this section of Satchell Lane have various roof additions such as front facing dormers and roof lights. Therefore, the proposed roof alterations are not expected to cause adverse harm within the street scene.
- The Juliette balcony rooflight to the front roof slope would be a new addition to the street scene. The elevation plans indicate this would be a Velux Cabrio Juliette balcony and would appear as a rooflight when closed. When open there would not be the creation of external access and is not considered a balcony in planning terms, more so a Juliette window with no platform or external access. Furthermore, as noted, this element of the proposal could be carried out without formal planning consent under the applicant's permitted development rights. Therefore, considering the above factors and that there are balconies and terraces within the local vicinity (Crowsport Estate), the Juliette balcony rooflight is not expected to cause adverse harm to the street scene.
- The single storey side element would be visible from the road; however, this is not considered to be visually dominant due to its single storey nature and set back from the principal elevation which provides a sense of subservience.
- The rear element would not be visible within the public realm and as such is not expected to impact upon the street scene.
- The design and layout of the proposal respects the character and appearance of the locality. Many of the properties within Satchell Lane have been extended to the rear and altered at roof level over time; the development is considered to be in keeping with the wider surroundings.
- The elevational and fenestration finishes would modernise the property. While it is accepted white render is not currently found on the property, these materials can be found within the locality and immediately adjacent to the site (Crowsport Estate). Therefore, the introduction of these materials is not considered to be harmful to the host dwelling.
- The development would not be an overdevelopment of the site, sufficient amenity space would remain and meet parking standards as no additional bedrooms are proposed.

Residential Amenity

- The neighbours most impacted by the proposed development are the adjoining neighbours nos. 41 and 45 and adjacent neighbours nos. 4 and 5 Crowsport.
- The proposed development is not expected to impact negatively upon no. 45. This property also has a single storey rear extension which measures 6.3m in depth with no south side facing windows. As such it is considered the proposed extension not be unduly overbearing as it would not extend beyond the rear built line of no. 45 nor would there be any overlooking or loss of privacy concerns.
- The rear element of the extension would be set in slightly from the boundary shared with no. 41 and there are no windows proposed in the southern elevation. It is acknowledged the rear extension is relatively sizeable. The occupiers of no. 41 have a family room to the rear served by a window and fully glazed patio doors. The proposed extension complies with the daylighting test for rear extensions as set out in the Council's Quality Places SPD in respect of this property. Additionally, the proposed extension is located to the northwest, the rear windows to no. 41 would therefore still receive a reasonable amount of light. As such, it is considered

the proposed extension would not unduly harm the outlook and light to the occupiers of no. 41 to an unacceptable degree.

- The roof alterations are not expected to impact upon nos. 41 and 45, the rear rooflights are above head height and are not expected to create any overlooking or loss of privacy concerns.
- The concerns raised by 4 and 5 Crowsport are noted. As mentioned, it is accepted that Juliette balcony rooflight could be constructed under permitted development. Nevertheless, having assessed this element of the proposal along with the concerns raised, it is considered there is a reasonable separation distance between the site and these buildings (35m approx.) and the trees along the southwestern boundaries to 4 and 5 Crowsport adequately screen views from the rooflight to these properties and their main private amenity space situated to the east of these properties. It is also noted there are a number of front facing dormers along Satchell Lane which provide comparable views that would be expected from the Juliette balcony rooflight, as well as the balconies and terraces within Crowsport. Therefore, it is acknowledged there is already a level of overlooking which is unavoidable in an urban development setting. As such, with the abovementioned considerations, the Juliette balcony rooflight is not expected to cause unacceptable overlooking and loss of privacy concerns that would warrant refusal of the application.

Ecology

- Ecology were consulted due to the proposed roof works. Initially the Council's Ecologist requested site photos of the roof. These photos were reviewed and a preliminary bat survey was requested. As a lawful development certificate has been issued approving the same alterations to the roof without the need for any surveys, a note to applicant will be added to the decision letter informing them of their duties should bats be found during construction work.

Other Matters

- Hampshire County Council Services were consulted due to the Public Right of Way that is in close proximity to the property. They advised they had no objections to the proposal and advised the applicant is made aware of the legislative requirements regarding the Public Rights of Way. These will be provided as a note to applicant in the decision notice.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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 ☐