

DELEGATED OFFICER REPORT

Application Ref: H/24/97358

Site Address: 26 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HH

Case Officer: Dorothy Hei-Tung-Hoh

Description: Front Boundary Wall and Electric Gate

Particular Site Constraints?	Yes ☒	No ☐
• Within Established Residential Area • Within Built-up Area Boundary • Within Hamble Conservation Area • Within Crowsport Special Policy Area		

Planning History?	Yes ☒	No ☐
• Z/29185/000/00 - CONSTRUCTION OF PITCHED ROOF - Refuse Planning Permission For - 02/12/1986 • F/22/93217 - Replacement 2 storey, four-bedroom detached dwelling with detached garage - Permit - 15/09/2022 • X/24/97356 - Variation of condition 1 of planning permission F/22/93217 - enlarge the approved garage (AMENDED DESCRIPTION) – Under Consideration		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	No comments were received.		
Parish Council:	No comments were received.		
Built Heritage Consultant:	No objection.		
Highways:	No objection to the proposals from a highway perspective.		

Site Visit:	Yes ☒	No ☐
Details: 16 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-le-Rice Conservation Area Appraisal

Assessment:

26 Satchell Lane is part of the historic Crowsport Estate designed by Robert Cromie in 1935. This property was approved for redevelopment into a modern-style house in 2022. It is currently undergoing redevelopment, with construction in progress. The site is located within the Hamble Conservation Area, specifically on the western boundary of its northern arm, which includes the entirety of the Crowsport Estate. While there are no listed buildings immediately adjacent, Copperhill Terrace in The Square is the closest listed structure. As one of the first properties encountered on Satchell Lane when approaching from Old Hamble, this site occupies a prominent position, requiring a sensitive and high-quality design to preserve the area's character.

Proposal

The application seeks planning permission to construct a front boundary wall and install a 1.8m high electric gate. The boundary wall is proposed to be rendered in white and will extend as a continuation of the garage wall, curving towards the front boundary from behind the proposed hedge. Three 2.0m high grey slate piers are included. The proposed electric gate will be made of horizontal slatted anthracite grey aluminium, designed to match the privacy screen on the first floor of the dwelling.

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 S8 and 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.
- 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 guidance relating specifically to the Crowsport Estate contained in the Hamble-le-Rice Conservation Area Appraisal. It gives clear guidance on developments for the Crowsport Estate. In order to preserve its unique style; developments including extensions will not be permitted unless the design reflects the scale, form and character of the state and has:
 - i) Roof forms that are flat with parapets
 - ii) Walls that are of white render
 - iii) Windows that are of a simple rectangular form without glazing bars
 - iv) First floor extensions that do not exceed 50% of the area of the ground floor
- In addition to these policies, the site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 35), 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

Policy DM1 of the Eastleigh Borough Local Plan (2016-2036) stipulates that all new development should respect the character and appearance of urban areas, take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible in terms of mass, scale, layout

density, design, and siting.

Properties in this part of Satchell Lane maintain a uniform relationship to the road. They are set back from the highway, fronting onto the street but are separated by front gardens, driveways, and pedestrian paths. Front boundary treatments typically consist of low-level walls or fences, complemented by mature planting. This combination creates a verdant and open streetscape, allowing for a pleasing degree of intervisibility between properties and the road.

The proposed front boundary treatment would introduce a modern and stark contrast to the predominantly softer, verdant frontages along this part of Satchell Lane. The predominant use of hard materials, such as the rendered wall and slate piers, would significantly diminish the site's verdant appearance. While some landscaping is proposed to soften the boundary's appearance, the overall effect would be a significant departure from the prevailing character.

The introduction of an entrance gate would further disrupt the visual continuity along Satchell Lane. This feature, uncharacteristic of the area, would stand out as an incongruous element in the street scene. Additionally, it would obstruct the visual connection between the property's ground floor and the road, which is inconsistent with the more open frontages of neighbouring properties. This reduction in intervisibility would lead to a more insular and enclosed appearance, further detracting from the area's open streetscape.

The proposed boundary treatment has been assessed against the Supplementary Planning Document (SPD), particularly the guidance on boundary treatments (page 23), which advises '*should the boundary treatments of the majority of properties in an area consist of low fencing or walling and dense planting, a 1.8m high brick wall will not be acceptable*'. Although the proposal is not for a brick wall, the proposed height and solid nature of the boundary treatment and entrance gate would be similarly disruptive and incongruous to the street scene. This inconsistency with the SPD's guidelines highlights the proposal's failure to integrate with the established character of Satchell Lane.

While it is acknowledged that the applicant wishes to protect their property and prevent trespass by adding the boundary wall and entrance gate, it is not clear that alternative measures would not achieve a similar aim. Therefore, this matter carries limited weight in the overall assessment.

Overall, the proposal for a new front boundary wall and electric entrance gate at 26 Satchell Lane would not harmonise with the established character of the area. It would introduce an overly dominant, enclosed feature that fails to integrate with the street scene's verdant character. Although some landscape elements are proposed in front of the boundary wall, they are not considered sufficient to address this matter satisfactorily or offset the harmful visual impact of the proposed boundary treatment. Therefore, the proposal is considered unacceptable in this location.

Impact upon heritage assets

Given the site's location within the conservation area and its proximity to the Crowsport Estate, the Built Heritage Consultant was consulted on this application. After reviewing the proposal, including the materials and colour of the electric gate, the consultant advised that the proposal is generally in keeping with the architectural style of the house and the Crowsport Estate. The front boundary hedge partially masks the wall, thereby mitigating the full impact of the white render. As a result, the consultant raised no objection.

However, it is important to note that the absence of objection from the Built Heritage Consultant does not imply that the overall impact of the proposal is acceptable. Their assessment is strictly from a heritage perspective, focusing on the impact on the conservation area and heritage assets, rather than the broader implications for the 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.

The proposed front boundary treatment and entrance gate are not considered to harm the living conditions of the occupants of the host dwelling or adjacent properties. Given the nature, location, and separation distance from neighbouring properties, the proposed development would not adversely impact residential amenity.

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.

The proposed electric entrance gate is set back beyond the minimum required distance of 6.0m from the highway. This ensures that no obstruction would be caused on Satchell Lane by vehicles waiting for the gates to open. Additionally, the setback of the front boundary from the highway means that the proposed boundary wall would not interfere with highway visibility splays. As a result, the proposal would not pose any risks to highway safety.

Regarding parking provision, the proposal would not affect the parking spaces within the curtilage of the property. Furthermore, there is sufficient space available for parking on-site, and therefore the development would not create 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, 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:

Reasons for Refusal

The proposed front boundary wall, combined with the electric entrance gate, by reason of their design, materials, and prominent siting, would result in a dominant, incongruous, and enclosed feature within the street. This would have adverse impacts on the street scene and the character of the area. The proposal is therefore contrary to Policy DM1 of the Eastleigh Borough Local Plan (2016-2036), Quality Places SPD (2011), and the contents of the National Planning Policy Framework (2023).

Recommendation:	PERMIT ☐	REFUSE ☒
-----------------	--	---