

DELEGATED OFFICER REPORT

Application Ref: X/24/97356

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

Case Officer: Dorothy Hei-Tung-Hoh

Description: Variation of condition 1 of planning permission F/22/93217 - enlarge the approved garage (AMENDED DESCRIPTION)

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 • H/24/97358 - Front Boundary Wall and Electric Gate - Refuse Planning Permission For - 04/07/2024		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	One objection was received regarding the original proposal, expressing concerns about the reduction in height of the approved parapet wall from 1.8m to 1.1m. The neighbour stated that this change would result in overlooking their entire garden, thereby causing a loss of privacy. Additionally, the proposed enlargement of the approved single garage to a double garage would, according to the neighbour, cause a loss of light to their study room. Following the revision of the proposal, the neighbour was informed of the changes, and no further comments were received.		
Parish Council:	No comments were received.		

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:

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 original proposal sought to vary condition 1 of planning permission (F/22/93217) to alter the height of the approved parapet wall from 1.8m to 1.1m and to enlarge the approved single garage to a double garage measuring 6.0m x 6.0m. After an on-site assessment, it was determined that reducing the parapet wall height would lead to overlooking and loss of privacy, so this element was omitted from the proposal following discussions with the agent. Additionally, to address the neighbour's concerns, the proposed double garage was repositioned closer to the front boundary. The revised proposal is considered an improvement, and therefore no re-consultation was required, but the neighbour was informed of the changes via email.

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

- Other than the size, the design of the proposed double garage will be the same as the approved single garage. It will continue to feature a flat roof and be finished in white render, ensuring visual consistency with the existing structure. Visually, the enlargement will not appear disproportionate when compared with the approved single garage.
- Furthermore, as the proposal extends the width but retains the approved depth of 6.0m, the additional width is not expected to be overly prominent when viewed from Satchell Lane.
- During the site visit, it was observed that adjacent neighbours also have similar-sized garages or outbuildings in front of their properties, so the proposed development is not considered an incongruous feature within the area.

Impact upon heritage assets

- By repositioning the proposed garage closer to the front boundary, the additional width will not obstruct the neighbour's study room window, thereby mitigating the potential for a harmful loss of light.
- Notably, the window adjacent to the proposed garage serves 24 Satchell Lane's study room, which is not a main habitable space. As such, it is not considered that the garage will cause a significant loss of light or outlook that would adversely affect the neighbour's daily living conditions to a degree warranting refusal.

Highways and parking

- There is no negative impact on highway safety due to the proposed changes, as the enlargement, repositioning, and design will not obstruct sightlines or access points.

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 ☐
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