

DELEGATED OFFICER REPORT

Application Ref: H/24/97402

Site Address: 109 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL

Case Officer: Claire Campbell-Best

Description: Loft conversion to include the raising of roof ridge height, half hip-to-gable alterations, 1no. front and rear facing dormers and two storey front extension together with external alterations.

Particular Site Constraints	Yes ☒	No ☐
Within the Urban Edge Oil Pipeline Public Right of Way 25m Buffer – Hamble HCC Minerals Safeguarding Area		

Planning History	Yes ☒	No ☐
Reference No:	Description	Decision
H/21/92099	Proposed loft conversion	Permit – 31/01/2022
Z/30854/000/00	Ground and first floor extensions	Permit – April 1989

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	The application received 11 letters of objection from 6 addresses with the following concerns: • Overdevelopment • Overly prominent • Detrimental to character area and does not comply with the character area appraisal • Significant increase in height to roof • Overbearing and oppressive • Loss of daylight to habitable rooms • Overlooking onto neighbouring properties • Overshadowing to private amenity space • Subsidence concerns • Bulk of proposal will cause ground damage <u>Local Planning Authority Response</u> The objections concerning subsidence and ground damage are not planning matters and would be assessed by Building Control Regulations. The further objections raised are covered in the assessment section of the report.		
Hamble Parish Council:	The Parish Council have considered the application and object to this due to raised height, overdevelopment in an already elevated position and the character assessment plan criteria not being met.		
Hampshire County Council Countryside Service:	No objection – Informatives advised		
Ecology:	<u>Comments on review of site photos received 12/06/24:</u> A preliminary bat roost assessment is required before determination <u>Original comments received 03/06/24:</u> The site is in a green impact risk zone for great crested newts. There are records of bats, slow worms, common lizards and hedgehogs nearby. To determine whether a bat survey is required I need to		

	review close-up photos taken in good light of all areas of the roof, fascia, soffits (standing next to building and looking upwards), flashings, hanging tiles, the elevations to be affected by the proposal and any potential gaps or openings. Biodiversity enhancements will be required in accordance with Local Plan policy DM11 and NPPF paragraph 180. A bat brick and swift brick may be appropriate for this building.
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Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 11/06/2024 – Photographs on file		

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 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 (BHH 32).
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Assessment: <u>Site and Surroundings</u> The application site relates to a two storey detached dwelling located on the northwestern side of Satchell Lane. The property has a deep set back from the road, the plot also inclines from the road, as a result the dwelling is sited on an elevated position within the street scene. The dwelling itself is a modest, traditional building reflective of the character area. The property has a half-hipped roof and a single storey rear projection finished in a combination of pebble dash render with a red brick plinth to all elevations. The surrounding property is residential in nature; this section of Satchell Lane has a variance of differing properties which features bungalows and two storey dwellings all fairly traditional in character and form. <u>Proposal</u> This application seeks approval for the following: • Loft conversion which would include the raising of the roof ridge height from approx. 7.7m to 9.1m and would also alter the roof form from a half-hipped roof to a pitched roof with gable ends. There would also be 1no. front and rear facing dormer windows. Collectively, these elements would provide second floor habitable accommodation. • Two storey front extension which would create a gable projection to the principal elevation with gable glazing. This would project marginally in depth by 0.25m and measure approximately 5.8m in width and 8.75m in height (5.8m to eaves). The extension would include a canopy porch projecting a further 0.9m in depth and 2.25m in height. • External alterations to include render to the two storey front extension, brick slips in grey to all ground floor elevations, pale grey vertical cladding to all first floor elevations, the front and rear dormer would be clad in dark grey vertical cladding and all windows would be dark grey aluminium framed. <u>Principle</u>

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

It is also noted planning permission was granted in 2022 for a loft conversion which included half hip-to-gable alterations and front and rear dormers but no increase in ridge height. The Officer's report deemed this proposal acceptable as there would be no unacceptable bulk and massing to the roof and the dormers were well proportioned and in keeping with surrounding development. This planning permission is still extant and while it is noted there is planning consent to alter the roof at a fairly significant level, it is not considered a fall-back position in this application and the proposals differ quite considerably.

Character and Appearance

The proposals would result in the creation of a substantial two storey dwelling with second floor accommodation from an existing modest two storey dwelling, where there would be a proposed increase in ridge height of approx. 1.4m and front gable projection.

This section of Satchell Lane features a variance of dwelling styles featuring front gable projections and dormers so while it is recognised these are features are present within the character area, the combination of the raising of the roof and two storey front extension and the consequential massing and excessive scale of these elements, along with the gable glazing and it's positioning on the property results in an incongruous feature that is overly prominent due to its elevated position and much taller in height than the adjacent neighbours, offering no softening to the raw gable edges to reduce any overbearing. It was noted during the site visit 105 Satchell Lane has a similar ridge height to what is proposed in this application however, this property is more suitably distanced away from neighbouring dwellings with a hipped roof which slopes away from shared boundaries lessening any overbearing. The proposed roof form and raised height does not provide any similar mitigating features and has less distance between the neighbouring properties, therefore the proposed development is considered unacceptable with regard to its design, scale and massing in the context of the wider surroundings.

The proposed dormers, while in isolation are relatively modest in design, set down from the main ridge ultimately add further bulk and massing to the roof. It is therefore considered the proposals as a whole would be detrimental to the street scene.

The application also proposes the introduction of a variance of materials as previously listed which would result in the property having a more contemporary appearance. While the colour of the proposed render is unknown, there are examples of render in the locality to front projections as well as a few examples of natural and grey cladding. Additionally, it is noted there is a dark grey dormer within the locality along with properties featuring dark grey fenestration, roof tiles and grey facing brickwork. Had the proposals been acceptable from a design perspective, a condition would have been applied to the decision notice requesting details of the proposed materials to ensure the development had a satisfactory visual appearance.

Paragraph 134 of the NPPF states '*development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents*', To conclude, the proposed raising of the ridge and two storey front extension by reason of their size, scale and prominent siting would result in incongruous additions, at odds with the appearance of the host dwelling and the character of the wider surroundings, thus being contrary to the abovementioned policies and the Quality Places SPD. In accordance with Paragraph 134 of the NPPF, this development is not considered well designed, nor does it reflect local design policies, therefore warranting refusal of the application.

Residential Amenity

The neighbours most impacted as a result of the proposals would be the immediate neighbours either side of the application site, no. 111 to the north and no. 107 to the south. Both neighbours have raised concerns with regards to the overbearing nature of the development and impact upon their amenities.

Impact on no. 111 Satchell Lane (north of the site):

111 Satchell Lane is a modest bungalow with first floor accommodation, there is 2.5m (approx.) separation distance from the site. The property has a front and rear dormer and 1no. rooflight to the north and south roof slopes. The property also has 3no. ground floor side windows serving bedrooms and a family room. These windows and the southern rooflight face the side (northern) elevation to the application site. The first floor room to 111 appears to be a family room and while it is acknowledged the outlook and light received to the southern rooflight would be impacted upon, due to the other windows serving this room, the proposal is not expected to cause harm to this room to a detrimental degree.

Turning to the ground floor windows, one window serves a living room also served by fully glazed French doors positioned in the front elevation facing east, combined the window and door would ensure a good amount of outlook and light is received to this room. It is therefore considered the living room would not be impacted by the development. The further 2no. windows each serve a bedroom, the bedroom to the rear of the property is also served by a window to the rear elevation facing west. It is therefore considered, combined the 2no. windows to this room would ensure this bedroom still receives a reasonable amount of light and outlook. The remaining side facing window to the bedroom located centrally within 111 Satchell Lane is the only window to this room and faces south. It is noted due to the position of this window, there is already an impact to outlook and light, however, the current roof height and form would allow some light to be received by this window. The proposal and resultant bulk and massing to the roof would further cause a loss of light to this bedroom to an unacceptable degree, adversely harming the amenity of this neighbour.

Impact on no.107 Satchell Lane (south of the site):

107 Satchell Lane is a modest chalet bungalow with a two storey projection to the rear with a 2m (approx.) separation distance from the site. This property has a ground floor side window facing the side (southern) elevation to the site which serves a bedroom. While it is recognised this window due to its position and orientation has a limited outlook and light, the resultant bulk and mass to the roof is also expected to adversely impact this window and cause harm to the neighbour.

The proposed dormers and gable glazing would face either the street where overlooking is expected and tolerated or into the rear garden of the site. Therefore, it is considered these elements of the proposal are not expected to cause detrimental harm to neighbouring amenity.

Ultimately, the raising of the ridge is considered to result in an adverse impact upon the light to habitable rooms to the neighbours to the north and south of the site and would therefore be recommended for refusal.

Highway Safety and Parking

The proposal would create an additional bedroom, resulting in a four-bedroom property which requires three off-street parking spaces as set out in the Residential Parking Standards SPD. The required parking can be accommodated by the driveway to the front of the site and as such there are no highway or parking concerns.

Ecology

The Council's Ecologist initially requested site photos to review to determine if bat assessments were required. Photos were provided and upon review, the Ecologist requested a preliminary bat roost assessment prior to determination of the application. Had the application been considered acceptable in other regards, this information would have been requested and biodiversity enhancements could have been secured via condition. However, the lack of information in this regard will form a further reason for refusal.

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:

Reasons for refusal:

- 1) The proposed raising of the ridge, two storey front extension and gable glazing by reason of their size, scale and prominent siting would result in incongruous and

discordant additions, at odds with the appearance of the host dwelling, and the character of the wider surroundings. The proposals are therefore contrary to policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Quality Places SPD (2011), and the contents of the National Planning Policy Framework.

- 2) The proposed raising of the ridge by reason of its scale and close proximity to the northern and southern boundaries would result in an unacceptable loss of light enjoyed by the of 111 Satchell Lane (north) and 107 Satchell Lane (south). The proposal is therefore contrary to policy DM1 of the Eastleigh Borough Local Plan (2016-2036), the Quality Places SPD (2011), and the contents of the National Planning Policy Framework.
- 3) Insufficient information has been provided to demonstrate that the proposed development will not cause adverse harm to the biodiversity interests of the site and species, including bats and reptiles which are protected by virtue of the Wildlife and Countryside Act (1981). The proposal is therefore contrary to policy DM11 of the Eastleigh Borough Local Plan (2016-2036) and the content of the National Planning Policy Framework.

Recommendation:

PERMIT ☐

REFUSE ☒