

DELEGATED OFFICER REPORT:**Application Ref:** H/24/97789**Site Address:** THE DECK HOUSE, THE GREEN, GREEN LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4GB**Case Officer:** Clare Martin**Description:** Erection of first floor side extension with first floor terrace, single storey side and rear extension and external alterations.

Particular Site Constraints?	Yes ☒	No ☐
• Within Urban Edge • Within Conservation Area • Listed buildings to the immediate south of the site (Oyster Cottage & Sydney Cottages) • TPO within site		

Planning History?	Yes ☐	No ☒
Details:		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	1 letter of support from neighbour at Ferryside Cottage		
Built Heritage Consultant:	<u>Holding objection (H/24/97789)</u> Work in conservation areas should at the very least preserve the character if not enhance it, sadly this building has already suffered the addition of rendered extensions which detract from its original character. Detail is all important, so tweaking of the roof extension and reverting to glass for the north side of the balcony will improve the final look, as would removal of the pipe. <u>Planning Officer Response</u> Amended plans have now been received following the advice the Built Heritage Officer's advice.		
Tree Officer:	No objection		
Parish Council:	No response		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 4/9/24		

Pre-commencement Conditions:	Yes ☐	No ☒
Details:		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:- <i>"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."</i> The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the 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".)

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, DM11, DM12 and DM14.

Supplementary Planning Documents:

Hamble Conservation Area Appraisal; Quality Places; Residential Parking Standards; Trees & Development

Proposal:

The application comprises a first-floor side extension (west elevation), which is part gable end and part flat roof. The extension accommodates an ensuite and dressing room for the master bedroom and includes a door out onto a new first floor balcony. The proposal replaces two smaller dormer windows.

The application also includes a single storey pitched roof extension along the rear (south) elevation, which replaces a smaller extension.

Assessment:

Principle

The site is within the urban edge where the principle of development is acceptable, subject to compliance with the relevant planning policies.

Character, Appearance and Impact on Conservation Area

The single storey rear extension sits behind a brick wall along the southern boundary where it joins Green Lane. While the very top of the extension and its roofline are visible from the lane, the materials, design and proportions of the extension will fit in with the existing property.

The proposed first-floor side extension will also be fully visible from Green Lane, when traveling eastwards down the slope. However, the first floor extension is a modest addition to the house, and its ridgeline has been stepped down from the main roof so that it appears subservient. Next to the first floor extension is a new balcony, which is recessed into the ground floor pitched roof and so is not readily visible from outside of the site.

In addition, the proposed side wall of the existing larger balcony (on the north elevation) will now be retained in glass making the structure appear lighter and smaller. This amendment also follows the Built Heritage Officer's advice.

Overall, the proposed extensions are considered subservient to the existing house and will preserve the character and appearance of the Hamble Conservation Area.

Residential Amenity

The proposal includes a small first floor balcony off the dressing room, with the main existing balcony at the eastern side of the property overlooking the river. The proposed balcony is recessed into the ground floor roofline, set behind an earlier extension to the north, where it is not considered to result in significant views into the neighbouring gardens.

The first floor and ground floor extensions are positioned away from the neighbouring dwellings where they will not have an unacceptable impact upon residential amenity in terms of a loss of light, outlook, or privacy. The development accords with guidance set out in the 'Quality Places' SPD

Other Considerations

- The proposal would not be an overdevelopment of the site, would retain sufficient amenity space and meet parking standards.
- The design and layout respects the character and appearance of the locality.
- Although there are protected trees within the site, the proposal will not have an adverse impact upon these trees or other natural features worthy of retention. No objection has been raised by the Tree Officer
- There are no likely significant impacts on the SPA.

Equalities Act:

Section 149 of the Equalities Act 2010 created the public sector equality duty.

Section 149 (1) 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.

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 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 plan policy. The need to support the economy is part of the Strategic Environmental Assessment for the 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 Adopted Local Plan sets a target for 14,580 dwellings to be provided by 2036. The NPPF, Policies S1, DM2 and DM3 of the Adopted 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.

Conclusion:

Recommendation:

PERMIT ☒**REFUSE** ☐

Comments ...