

DELEGATED OFFICER REPORT

Application Ref: F/24/98003

Site Address: RIVER RAT KITCHEN AND CELLAR, HIGH STREET, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HA

Case Officer: Rachael Morris

Description: Replacement of existing door with glazed door and enlargement of existing windows to the front. Replace existing canopy with retractable awning.

Particular Site Constraints?	Yes ☒	No ☐
- Article 4 Direction These directions remove specified permitted development rights on residential properties (extension or alterations to a dwelling or erecting any garage or other building within the curtilage of a dwelling and erecting, constructing, improving or altering any gates, fences, walls or other means of enclosure). - Hamble Conservation Area - Opposite and close to listed buildings - Eastleigh Town, District and Local Centres and Neighbourhood Parades - Within the urban edge		

Planning History?	Yes ☒	No ☐
- A/35594/000/00 - Display of Halo Illuminated Fascia Sign – Refuse – Dec 1998 - A/35594/002/00 - Display of Non Illuminated Fascia Sign – Consent - Mar 2001 - A/35594/003/00 - Display Of Non Illuminated New Fascia Sign And Free Standing Post Mounted Hanging Sign On Forecourt – Consent – Feb 2003		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None		
Parish Council:	No Comment		
Ecology:	I have reviewed the photos submitted with this application. I don't see any potential bat roost features which would be affected by these proposals. The de minimus exemption for 10% biodiversity net gain will apply to this application, however some biodiversity enhancements will be required in accord with Local Plan policy DM 11 and NPPF paragraph 180. A bat brick and a swift brick may be appropriate for this building. Enhancements could be added to the garden area.		
Built Heritage Consultant:	The building currently has a half-glazed entrance door with gothic head side by side with a crittal-type window of shop proportions but only half height, the whole being over shadowed by a tired looking awning. Neither the door nor the window are appropriate to the age of the building or indeed to each other, and are clearly grossly thermally inefficient, so their removal is no loss in architectural terms. The DAS cites disabled access as an advantage of the change but there is currently a fall of a good 75mm across the proposed opening which means the whole width of paving needs to be dropped to the floor level in order to have a safe and sensible relationship from inside to out. The retractable awning in sage green will be an enhancement to the existing, allowing far more light in when retracted in inclement weather and less obvious when out. Conclusion.		

	The existing door and window are odd bed-fellows which will be no loss to the environment and the proposed simple three part screen replacement will enhance both the interior and exterior of the premises, allowing greater use and efficiency while helping climate change. No objection.
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Site Visit:	Yes ☒	No ☐
Details: 28/08/2024		

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, DM11, DM12, DM14 and DM22. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals; Hamble-le-Rice conservation area. Legislation: The site also lies within a Conservation Area and Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"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".)</i>
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Assessment: The development is considered acceptable and complies with policies DM1, DM11, DM12, DM14 and DM22 from the 2016-2036 local plan, in that: <u>Setting</u> • Situated at the top of the older part of the High Street just below the Square, this building lies just east of probably the oldest building in Hamble, The Old House which is 17th.C and listed Grade II. Standing on the site of the former village blacksmith in the 19th.century, it has had various uses since including Lloyds bank and retail enterprises. • The whole area is within the Hamble Conservation Area having been at the very heart of the original designation of 1969 and in addition to the The Old House all the properties on the north side of the High Street opposite right down to the Quay and round to the eastern side of the Square as far as the other end of Copperhill Terrace are also listed. <u>Principle</u> • The development is within the urban edge where the principle of development is acceptable. • The application lies within the Hamble Conservation Area where policy DM12 would apply which states "Development of a heritage asset or within its setting will be permitted provided it does not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities". <u>Design, layout and impact on the Conservation Area</u>
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- The proposed frontage change of River Rat is a modest alteration which will result in more glazing and a more versatile awning.
- The existing windows as single glaze in a metal 'Crittall' frame and the door is single glaze panel on a wooden frame. This is to be replaced by aluminium framed double-glazed glass, toughened and laminated. This will enhance the sustainability of the building and as the building itself is not listed, there is no requirement to retain these existing features. The proposed retractable awning would cover the length of the window and door replacing the existing canopy which has become tired.
- The design and layout respect the character and appearance of the locality. The majority of this area of High Street is utilised by retail, restaurants, bars and pubs and as such larger sections of front glazing is a common feature within the street scene.
- The replacement glazing façade and awning will overall enhance the appearance of River Rat and make a positive contribution to the conservation area, in accordance with policy DM12.
- In accordance with policy DM22, the frontage will remain active and could actually be improved through this planning permission.

Other material considerations

- The development accords with guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- There will be no adverse impact upon trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.
- No Biodiversity Net Gain (BNG) is required due to the minor scale of works but a small enhancement is required in order to accord with policy DM11, which has been conditioned.

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.

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:		
Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		