

DELEGATED OFFICER REPORT

Application Ref: H/24/98078

Site Address: 3 OYSTER QUAY, HIGH STREET, HAMBLE-LE-RICE,
SOUTHAMPTON, SO31 4BQ

Case Officer: Dorothy Hei-Tung-Hoh

Description: Revision to balustrading and glazing and new aperture in place of existing french window openings.

Particular Site Constraints?	Yes ☒	No ☐
• Within Designated Conservation Area – Hamble Conservation Area • Within Built-up Area Boundary • Within Flood Zones 2 & 3		

Planning History?	Yes ☐	No ☒
There does not appear to be any planning history related to the site.		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None received.		
Parish Council:	None received.		
Built Heritage Consultant:	<u>17/09/2024</u> The proposed fenestration is contrary to the general existing principles of the development, which will present discord in the character of the site adjacent to a whole group of listed buildings in the Hamble Conservation Area. This will neither preserve nor enhance the area. Holding objection. <u>23/10/2024</u> Objection withdrawn.		

Site Visit:	Yes ☒	No ☐
Details: 3 rd September 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 Appraisals.

Assessment:

Site context and surroundings

3 Oyster Quay forms part of a terrace of residential properties developed approximately 20 years ago to the rear of the Bugle Pub. The primary frontage faces east towards the River Hamble, overlooking the Foreshore Car Park, while the west elevation, accessed from High Street, serves as the rear entrance. The property is situated within the Hamble Conservation Area and is adjacent to a group of listed buildings, contributing to the historic riverside setting. The development features articulated individual units unified by common design elements, including consistent use of materials and traditional fenestration, which enhance the architectural cohesion and character of the conservation area.

Proposal

The application seeks planning permission for revisions to the existing balustrading and fenestration. The proposal includes replacing the current metal balustrade with a frameless glass system to provide unobstructed views. The proposal also involves alterations to the fenestration, specifically the replacement of existing French doors with new glazing.

Initially, the Built Heritage Consultant raised concerns that the proposed fenestration was inconsistent with the established design principles of the development, potentially disrupting the character of the site and its relationship with the adjacent listed buildings. This was deemed unlikely to preserve or enhance the conservation area, resulting in a holding objection.

Following further discussions with the agent, a compromise was reached to add glazing bars, allowing the ground floor's sliding doors to appear as a close pair of French windows, with piers reinstated on either side, as advised by the Built Heritage Consultant. The revised design is now considered more in keeping with the overall character of the area, maintaining its architectural ethos and not detracting from the conservation area. The objection has therefore been withdrawn, and the current scheme is recommended for approval.

Principle

As the application site falls within the Hamble Conservation Area, Section 72(1) of the Act 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."

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.
- The application site is situated within the Hamble Conservation Area and lies adjacent to a group of listed buildings. As such, a high standard of design and quality materials are required for any proposed changes. The alterations to the east elevation, which faces the River Hamble, are particularly significant due to their high visibility from the public realm. As part of a terrace, any modifications that are not compatible with the adjoining properties could result in a visually discordant appearance, detracting from the cohesive street scene. However, the updated design now incorporates glazing bars and retains side piers, offering a more traditional aesthetic that complements the existing character of the terrace.

These revisions have helped maintain the architectural cohesion. The withdrawal of the objection by the Built Heritage Consultant indicates that the impact on the heritage setting is now considered minimal.

- Furthermore, it was noted from the site visit that glass balustrading is not an unfamiliar feature in the vicinity. Therefore, the replacement of the existing metal balustrade with a frameless glass design is unlikely to appear incongruous and is expected to integrate well within the broader street scene.
- Alterations to the fenestration on the west elevation of the building are intended to reflect the style proposed for the east elevation, creating a consistent appearance across both facades. Given that the west elevation is less visible from the public realm, its visual impact on the street scene and the wider area is limited.

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.
- While the proposal introduces additional glazing, which could raise concerns about potential loss of privacy and increased overlooking, the context of the site and the revised design help mitigate these impacts. The east elevation primarily overlooks the river and the adjacent Foreshore Car Park rather than directly facing neighbouring residential properties.
- The addition of glazing bars and the retention of side piers also serve to frame the new glazing. As such, the proposed changes are not anticipated to result in a significant loss of privacy for neighbouring properties, and the overall impact on residential amenity is considered minimal.

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 nature of the proposed works is limited to alterations of the balustrading and fenestration and will not involve any changes to the existing parking arrangement.

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 ☐