

13 Satchell Lane – Planning Statement

This application follows several previous applications for the site by the applicant. Most notably are the previous approved application to extend the dwelling under app reference H/23/95847 and a lawful development certificate reference LDC/24/98456.

It also follows an earlier application ref: H/22/94226 which was appealed Ref: APP/W1715/D/23/3320111. The appeal was dismissed however it did address some key areas of the design that were highlighted as acceptable which have been included in these proposals.

This application seeks to combine the previous application H/23/95847 with the LDC/24/98456 and minor changes that were deemed acceptable in the appeal ref: APP/W1715/D/23/3320111 in hope that this final approval will bring this long process to a final close.

Planning History



Planning Applications (5)

[LDC/24/98459 - 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF](#)

Valid date: 07/11/2024

Lawful Development Certificate for a Proposed Use or Development: Alterations to the roof.

Type of Application: Lawful Development Certificate (LDC) · Status: Valid · Ward: Hamble & Netley Ward

Specialist: Adam Sykes · Determination Level: Delegated Decision · Decision: Not yet determined

[H/24/97499 - 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF](#)

Valid date: 29/05/2024

Single/two storey front extension to incorporate balcony, single storey side extension, two and single rear extensions, loft conversion to include hip-to-gable ends, elevational alterations and enlargement to front parking area (Revised scheme to planning permission H/23/95847) (Amended Description)

Type of Application: Householder planning · Status: Decided · Ward: Hamble & Netley Ward

Specialist: Claire Campbell-Best · Determination Level: Delegated Decision · Decision: Dismissed · Decision Date: 24/07/2024

[H/23/95847 - 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF](#)

Valid date: 15/08/2023

Single/two storey front extension to incorporate balcony, single storey side extension, two and single storey rear extensions, elevational alterations and enlargement to front parking area (Amended plans and description)

Type of Application: Householder planning · Status: Decided · Ward: Hamble & Netley Ward

Specialist: Claire Campbell-Best · Determination Level: BHH - Bursledon, Hamble and Hound Local Area Committee · Decision: Allowed at Appeal · Decision Date: 13/05/2024

[H/22/94226 - 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF](#)

Valid date: 05/12/2022

Single storey front; two/three storey side; and single and two storey rear extensions; removal of roof and provision of second floor accommodation; together with alterations to site frontage to enlarge parking area

Type of Application: Householder planning · Status: Decided · Ward: Hamble & Netley Ward

Specialist: Gary Osmond · Determination Level: Delegated Decision · Decision: Dismissed · Decision Date: 31/01/2023

[H/21/91232 - 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF](#)

Valid date: 17/08/2021

Two storey front extensions with first floor balconies, two storey and first floor side extension, first floor and single storey rear extension and loft conversion to provide second floor living accommodation with dormer

Type of Application: Householder planning · Status: Decided · Ward: Hamble & Netley Ward

Specialist: Gary Osmond · Determination Level: Delegated Decision · Decision: Withdrawn By Applicant · Decision Date: 11/10/2021

The only elements of the design that falls outside either the LDC/24/98456 and the householder application H/23/95847 are as follows:

1. Raising the first-floor parapet to the new rear extension.
2. Infilling between the two approved rear dormers.

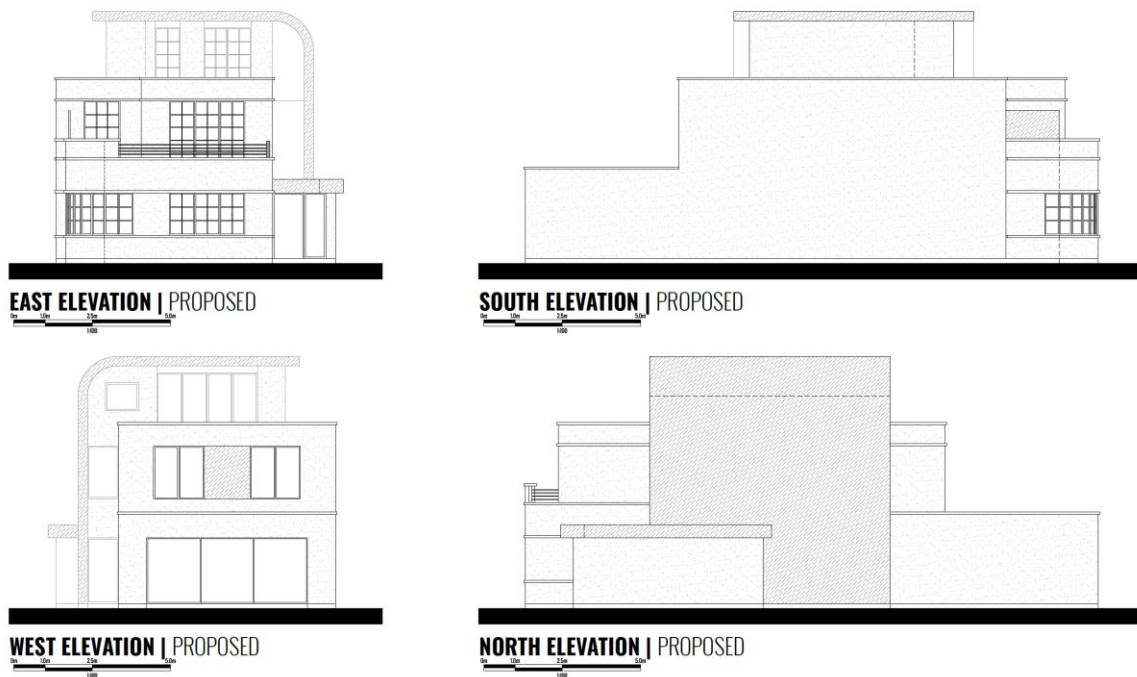
This brief statement will seek to address both elements.

Raising the first-floor parapet

The current approval included a flat roof rear extension at first floor to create two bedrooms, during the application the applicant was required to submit a bat survey which they were unable to undertake due to the surveys required falling outside of the survey window. As such the applicant removed any alterations to the existing roof. This required lowering the parapets so that they would not require the removal of any roof tiles.

The applicant has now obtained the required bat surveys which confirmed there was no evidence of bats, and the removal of the roof would not cause any harm to a protected species.

The new proposals therefore propose to raise the parapet in order to allow for a neat parapet wall finishing with a warm roof and continue the first floor head heights. The height of these parapets has been raised back to the height that was proposed in the application ref: H/22/94226 which went to appeal APP/W1715/D/23/3320111.



Above: Proposed Elevations that went to appeal APP/W1715/D/23/3320111.

Both the appeal inspector and the LPA concluded that the proposals would not unduly affect the light and privacy of the neighbours.

The Council found that the development would not unduly affect light and privacy, and I concur with that assessment. Therefore, while the outlook from the neighbouring properties would change there would be no significant harm to the occupiers' living conditions. As such the proposal would accord with the requirements of EBLP policy DM1 criterion a (i) and the Quality Places SPD in terms of not having an unacceptable impact on the residential amenities of new and existing residents.

Infilling between the two approved dormers.

The approved LDC secured permission for two rear dormers that would create additional space within the roof. In order to comply with the strict criteria, set out in the permitted development legislation the total volume of any extensions to the roof could not exceed 50m³.

The LDC maxims this volume. The applicant would now like to apply to enlarge the dormer by “infilling” between the two to create one larger dormer. This would take the volume above the 50m³ allowed for PD but would not introduce any planning related.

As the additions are between two approved dormers there would be no impact on neighbouring amenity with regards to light of overlooking above what has already been approved. It would also have no impact on the character of the building with the additions hidden from public view.



Above: Proposed rear elevation (Left) showing raised parapet to first floor extension and infill between the dormers. Approved rear elevation (right).

The applicant has already started to prepare for works to start next year on the site and would welcome a quick and speedy application given the extensive history of the site.

If you require any further information the please contact Chris Yeates @ Tony Holt Design.

Chris@tonyholt.design

01202049049