

## DELEGATED OFFICER REPORT

**Application Ref:** H/24/98652

**Site Address:** 13 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF

**Case Officer:** Dorothy Hei-Tung-Hoh

**Description:** Alterations to the approved scheme (LDC/24/98456) to combine two rear dormers into a single larger rear dormer, and to the approved scheme (H/23/95847) to raise the parapet of the rear first-floor flat roof extension

| Particular Site Constraints?                                                                                                                                                    | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------------------------|
| <ul style="list-style-type: none"> <li>• Within the Urban Edge</li> <li>• Within an Established Residential Area</li> <li>• Adjacent to the Hamble Conservation Area</li> </ul> |                                         |                             |

| Planning History?                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
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| <ul style="list-style-type: none"> <li>• Z/13734/004/00 - Car port and ground floor rear extension - Permit - 30/09/1976</li> <li>• H/21/91232 - 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 - Withdrawn By Applicant - 11/10/2021</li> <li>• H/22/94226 - 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 - Dismissed - 26/06/2023</li> <li>• H/23/95847 - 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) - Allowed - 13/05/2024</li> <li>• H/24/97499 - 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) - Refuse Planning Permission For - 24/07/2024</li> <li>• LDC/24/98459 - Lawful Development Certificate for a Proposed Use or Development: Alterations to the roof. - CLOPUD - Certificate Issued - 12/12/2024</li> </ul> |                                         |                             |

| Publicity:       | Letters <input checked="" type="checkbox"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Site Notice <input checked="" type="checkbox"/> | Newspaper <input type="checkbox"/> |
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| Representations: | Six objections have been received to the proposed alterations, raising significant concerns about overdevelopment, loss of privacy, and impact on residential amenity. Objectors argue that combining two rear dormers into a single larger dormer, along with raising the parapet, creates an overbearing and unsightly structure out of character with the area. Concerns about land stability and subsidence, particularly affecting 15 Satchell Lane, have been highlighted, alongside criticisms of the inadequate bat survey and net loss of biodiversity due to tree and vegetation removal. Additionally, the proposed extensions are seen as visually intrusive, causing overshadowing and overlooking of neighbouring properties, with objections also noting the lack of a Sunlight and Daylight Assessment |                                                 |                                    |

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|                            | and the potential for the development to exceed permitted limits. (Summarised)                                                                                                                                                                                                                                                                     |
| Parish Council:            | The Parish Council sought clarification regarding the details of the proposed parapet on the rear first-floor extension. However, despite requesting this information, no further comments or objections were ultimately provided.                                                                                                                 |
| Built Heritage Consultant: | The LDC allowed raw gables either side will emphasise this buildings bulk, dominating the group and this length of the street, so therefore the rhythm of the street scene overlooking the conservation area and its setting. The proposed rear dormer will fortify this at the back to the detriment of the area. Holding objection. (Summarised) |
| Ecologist:                 | Due to the existing PRFs present in the building, two emergence surveys were required. These were carried out last May and June and no bats were recorded emerging from the building. Therefore, no further information or condition is required. (Summarised)                                                                                     |
| Asset management:          | No response is required from Asset Management Consultations for planning application (H/24/98652).                                                                                                                                                                                                                                                 |
| Southern Water:            | None received.                                                                                                                                                                                                                                                                                                                                     |

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| <b>Site Visit:</b>                     | <b>Yes</b> <input checked="" type="checkbox"/> | <b>No</b> <input type="checkbox"/> |
| Details: 8 <sup>th</sup> January 2025. |                                                |                                    |

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| <b>Policy:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>National Planning Policy Framework</b><br/> <b>Planning Practice Guidance</b></p> <p><b>Development Plan:</b><br/> 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, DM12 and DM14.</p> <p><b>Supplementary Planning Documents:</b><br/> Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 32); Hamble-le-Rice Conservation Area Appraisal</p> |

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| <b>Assessment:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b><u>Site context and surroundings</u></b></p> <p>13 Satchell Lane is a 1920/30s two storey detached dwelling. It has a red brick ground floor with cream rendered first floor and timber detailing to a prominent front gable which sits atop a double height rectangular bay window. The property sits up and back from the lane in a prominent position on the inside of a bend. The elevated position of the plot allows views eastwards towards the River Hamble.</p> <p>The surrounding area is residential in nature, however the main access to the Hamble Marina and the river is just north of the site. The site itself is not within the Hamble Conversation Area but lies immediately adjacent with Satchell Lane being the boundary line. Most of the properties on the western side of the lane are of a similar age to the application site with traditional pitched roof forms and architectural style. There are two</p> |

properties along the lane that are of a contemporary design with large glazed gables and front balconies facing east towards the river.

### **Background**

The application site has a complex planning history, with several applications submitted in recent years for alterations to the existing property, all of which were initially refused. However, in 2024, an appeal for application H/23/95847 was allowed, granting planning permission for a 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. The Planning Inspectorate concluded that the proposed alterations would not fundamentally alter the scale and massing of the building as perceived from the street scene, maintaining a two-storey form with a primary front gable that aligns with the surrounding building character.

Additionally, the site has obtained a Lawful Development Certificate (LDC/24/98459) for roof alterations, permitting a hip-to-gable conversion and rear dormers under Classes B, C, and G of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015. This approval allows certain works to proceed under permitted development rights without the need for planning permission.

### **Proposal**

The current application seeks planning approval to combine the two approved rear dormers under LDC/24/98459 into a single, larger rear dormer. The proposed single rear dormer would retain a flat roof design but would be finished in powder-coated aluminium. Additionally, the application includes a proposal to raise the parapet of the approved rear first-floor flat roof extension, as previously granted under planning permission H/23/95847.

### **Principle**

- The application site lies within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact nature, design, and impact of that proposed being considered acceptable and in accordance with the relevant policies within the adopted local plan and supplementary planning guidance.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 32) which provides the following guidance on developments and that they should ensure that:
  - i) Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
  - ii) Retain and extend the continuity in building line at the southern end of Satchell Lane.
  - iii) Ensure that any back land development is subordinate to the existing development and serviced via a separate access road.
  - iv) Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting
- The site is also just outside the Hamble Conservation Area, and as such Policy DM12 has some relevance. Although it should be noted in the previous allowed and dismissed appeals, The Planning Inspectorate concluded the allowed scheme and previously refused scheme would not impact upon the conservation area to a detrimental degree.

### **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 key elements under assessment in this application will be the infill between the two approved rear dormers and the additional height of the parapet on the rear first-floor flat roof extension. Both elements are modest in scale and will be situated at the rear of the property, ensuring they will not be visible from Satchell Lane. The infill between the dormers will combine the two previously approved dormers into a single structure, while the raised parapet will represent a minor adjustment to the existing approved extension. Given their rear positioning and limited scale, these changes will have a negligible visual impact on the street scene and will not alter the overall character of the area.
- While the Built Heritage Consultant has raised concerns about the bulk and dominance of the roof alterations, it is important to note that the elements under consideration in this application are confined to the rear of the property and will not contribute to the street-facing roofline. The proposed infill and parapet will not increase the overall height or massing of the building beyond what has already been approved, and their design will be consistent with the existing rear elevation.
- Similarly, while neighbours have expressed concerns about the design and visual impact, the rear-facing nature of the proposal means it will not stand out within the street scene or significantly affect the setting of the nearby Hamble Conservation Area. The proposed alterations are also not considered to disrupt the established built form. Given the modest scale, rear positioning, and limited visibility of the infill and parapet, these elements alone will be difficult to warrant refusal on design or visual impact grounds.

#### **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.
- The infill between the two approved rear dormers will maintain a consistent height with the approved dormers and will not extend beyond their front elevation. As a result, neighbouring properties are unlikely to perceive any significant difference compared to the previously approved scheme with two separate dormers. The rear-facing nature of the enlarged dormer will also limit views into neighbouring gardens or windows, addressing concerns raised by neighbours about overlooking. In addition, the additional height of the parapet is modest and therefore will not result in any significant loss of outlook, loss of light, or overshadowing for adjacent homes. Overall, given the restrained scale and design of the proposed elements, the proposed alterations will not result in any significant harm to residential amenity.

#### **Ecology**

- Policy DM11 of the Eastleigh Borough Local Plan (2016-2036) stipulates that the Borough Council will work with statutory and voluntary agencies and developers to; protect, conserve and enhance areas subject to international, national and local nature conservation designations, and promote the net gain of biodiversity on all sites through the protection, enhancement and connection of existing provisions and new habitats and features compatible with the native biodiversity characteristics of the Borough.
- The ecological impact of the proposed alterations has been assessed, and the findings from the previous application (H/24/97499) remain valid for this proposal.

Bat surveys conducted in May and June 2024 by KJF Consultancy recorded no bats emerging from the building, and no further ecological conditions are required. However, as the surveys cannot guarantee the complete absence of bats (e.g., the building may still provide an occasional day roost), a precautionary advisory note will be attached to any permission granted.

- This advisory will require that care be taken during dismantling works, and if bats are encountered, work must cease immediately, with advice sought from Natural England or a suitably qualified ecologist. Additionally, a bird's advisory note will be included, stipulating that if active bird nests are found during works, an undisturbed buffer must be established until the young have fledged. Overall, the ecological assessment indicates that the proposed works will not have a significant impact on protected species, provided the precautionary measures are followed.

### **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 proposed alterations are of a nature that will not impact the existing parking arrangements or require additional parking provision. These elements are confined to the rear of the property and do not involve any changes to the footprint or layout of the site that would affect the approved parking area.

### **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:**

It is noted that this application has generated significant local interest and controversy, with objections raised by neighbours and concerns expressed by the Built Heritage Consultant. However, it is important to recognise that this application is limited in scope, focusing solely on the infill between the two approved rear dormers and the modest increase in the parapet height. These elements, by their nature, are confined to the rear of the property and are of a scale that is unlikely to have a significant impact on the street scene, residential amenity, or the setting of the Hamble Conservation Area. Given their limited visibility and minimal impact, the proposed alterations alone are difficult to warrant refusal. Therefore, it is recommended that the application be approved, subject to conditions.

Recommendation:

**PERMIT** ☒

**REFUSE** ☐