

DELEGATED OFFICER REPORT

Application Ref: H/25/98897

Site Address: 24 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Case Officer: Dorothy Hei-Tung-Hoh

Description: Alterations to fenestrations and parapet height, new high level side windows.

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Designated Conservation Area – Hamble Conservation Area • Within Crowsport Special Policy Area		

Planning History?	Yes ☒	No ☐
• Z/36362/001/00 - Construction of double garage - Permit - 26/09/2000 • Z/36362/002/00 - Construction of single storey front extension - Permit - 08/12/2000 • Z/36362/003/00 - Construction of two storey front and rear and first floor extensions - Permit - 30/03/2001 • Z/36362/004/00 - Construction of two storey front and rear and first floor extensions - Permit - 10/06/2002		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☐
Representations:	None were received.		
Parish Council:	No comments received.		
Built Heritage Consultant:	<u>24/03/2025</u> The slight adjustment makes all the difference to produce a more comfortable elevation. No objection. <u>07/03/2025</u> A slight adjustment to the sub-division of the two deeper front windows would keep them in tune with the rest of the windows in this building.		

Site Visit:	Yes ☒	No ☐
Details: 26 th February 2025.		

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, S2 and S8; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 35); Hamble Conservation Area Appraisal

Assessment:

Site context and surroundings

24 Crowsport is a detached, white-rendered, flat-roofed building situated in the northernmost part of the Hamble Conservation Area. The property also lies within the Crowsport Special Policy Area, which is distinguished by its strong character, defined by the modernist architecture of the surrounding dwellings and its distinctive setting on a slope overlooking the River Hamble. The nearest listed buildings are the cottages at Copper Hill Terrace in The Square, which are sufficiently distant and visually separated by intervening structures.

Proposal

The application seeks permission for several minor alterations to the main house, including modifications to the fenestration, an increase in the height of the lower parapets, and the introduction of new high-level windows on the north elevation.

Specifically, the proposal involves raising the existing lower parapets by 250mm to accommodate additional insulation on the flat roofs behind. Two new high-level windows are also proposed on the north elevation. On the front elevation, the fenestration changes include the replacement and reconfiguration of windows. The window to the right of the elevation will retain its existing width but will be brought forward to align in depth with the windows in the existing bays. The two windows between this and the front door will also maintain their current width and will be adjusted in depth to match the windows flanking the entrance.

However, as noted by the built heritage consultant, the proportions of these two front windows appeared slightly unbalanced due to the size of the opening lights. It was recommended that the opening light be reduced to half the width of the overall window, introducing a central frame element to better reflect the proportions of the existing patio doors and the overall fenestration rhythm of the house. The applicant has accepted this advice, made the recommended adjustments to the windows, and submitted revised drawings accordingly.

Policy and 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.
- In order to protect the special character of Crowsport, development, including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development. In addition, it is recommended that the soft verges and the importance of the views to the River Hamble are also maintained.

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 proposed alterations are considered sympathetic to the existing character of both the property and the wider Crowsport Special Policy Area within the Hamble Conservation Area. The increase in parapet height by 250mm is modest and proportionate, ensuring the building's minimalist aesthetic is preserved without compromising its visual integrity. The change will not appear prominent in the public realm. The built heritage consultant has confirmed that the raised parapets are not excessive.
- The introduction of two new high-level windows on the north elevation is also regarded as a positive addition, relieving the previously blank façade and adding visual interest, while in keeping with the character of the building and its surroundings. Similarly, the fenestration adjustments to the front elevation, incorporating the recommended refinement to the opening lights, provide a more balanced and cohesive appearance that aligns with the established fenestration rhythm of the house. The built heritage consultant has confirmed that the new windows on both the front and north elevations are appropriate in terms of design and proportion.
- Overall, the proposal is considered to enhance the architectural quality of the building without causing harm to the character or appearance of the conservation area.

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 proposed alterations are not considered to result in any significant adverse impact on the residential amenity of neighbouring properties. The increase in parapet height by 250mm is minimal and will not lead to any noticeable loss of light, overlooking, or overbearing impact, given the modest scale of the change and the separation distance from adjoining dwellings.
- The new windows on the north elevation are set at a high level, preventing direct views into neighbouring properties and thereby protecting privacy. The neighbouring dwelling only features ground floor side window in this direction, which further reduces any potential for overlooking of habitable spaces.
- The fenestration adjustments to the front elevation are primarily aesthetic and do not alter the relationship with neighbouring properties, as they face the public realm and the property's own front courtyard.

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 works, including the modifications to the fenestration, the increase in parapet height, and the introduction of new high-level windows on the north elevation, are all contained within the footprint of the building and do not encroach upon or alter the existing parking area. Furthermore, as there is no increase in the number of bedrooms, no additional parking provision is required. As such, the proposal is not considered to have any impact on parking provision.

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 ☐