

DELEGATED OFFICER REPORT

Application Ref: H/25/99105

Site Address: 6 CROWSPORT, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HG

Case Officer: Gregg Chapman

Description: Remodelling of dwelling with single storey front, side and rear extensions, addition of rear decking, carport and alterations to access, following removal of existing garage and conservatories.

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

Planning History?	Yes ☒	No ☐
H/21/91524 - Remodelling of dwelling with front and side extensions, addition of first floor with terrace, rear decking, carport and alterations to access, following removal of existing garage and conservatories – Approved, 26.11.2021 H/21/90303 - Remodelling of dwelling with front and side extensions, addition of first floor with terrace, rear decking, carport and alterations to access, following removal of existing garage and conservatories – Refused, 04.06.2021, for the reason; 1. The mass and scale of the first floor extension is out of proportion with the enlarged property, contrary to the prevailing pattern of development and detrimental to the character and appearance of Crowsport and Hamble Conservation Area. As such the development is contrary to Saved Policies 59.BE & 169.LB of the Eastleigh Borough Local Plan, Draft Policies DM1 & DM12 of the Submitted Eastleigh Borough Local Plan (2016-2036), and guidance contained within the NPPF and the Council's Hamble Conservation Area & Quality Places SPD.		

Publicity	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	<u>1 letter, objection;</u> 1. The proposed floor area exceeds the original cottage and includes the area of 2 temporary structures to the front and rear which is excessive. 2. We understand the property needs to comply with existing covenants which are stretched by the footprint of the proposed structure. 3. The proposal would be acceptable if the footprint closely resembled the original property and met all covenants.		
Parish Council:	The Parish Council considers that this application is over development of the site and the design/architecture does not positively add to Conservation area.		
Ecology	No objection		

Site Visit	Yes ☒	No ☐
Details: 16 th April 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

Principle of Development

The application site lies within an established residential area where the basic principle of development is acceptable, subject to assessment against the relevant policies within the adopted local plan, supplementary planning guidance and other material planning considerations.

As set out within the Hamble Conservation Area Appraisal SPD, in order to protect the special character of Crowsport, development, including extensions, will not be permitted unless the design reflects the scale, form and character of the estate and has;

- Roof forms that are flat with parapets
- Walls that are of white render
- Windows that are of simple rectangular form without glazing bars
- First floor extensions that do not exceed 50% of the area of the ground floor.

In addition, it is recommended that the soft verges and the importance of the views to the River Hamble are also maintained.

Character and Appearance

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. Policy S8 of the Eastleigh Borough Local Plan (2016-2036) seeks to ensure that proposals conserve and/or enhance the Boroughs heritage assets.

6 Crowsport is a detached, white-rendered, bungalow with a hipped roof situated in the northernmost part of the Hamble Conservation Area. The property lies within Crowsport, which is identified within the Conservation Area Appraisal as being 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.

Whilst the bungalow is within Crowsport, it does not currently present the modernist architectural features identified within the Conservation Area Appraisal SPD, including through not having a flat roof with parapet.

The application proposes, through alterations to the dwelling, a white rendered single storey building with flat roof form with parapets, with windows predominantly being simple rectangular form without glazing bars. Two circular windows, which are prevalent within the area, are also proposed.

It is considered that the proposed design is significantly more in keeping with the wider Crowsport Conservation Area than the existing bungalow, and that the design reflects the desires of the Conservation Area Appraisal.

The scale and massing of the proposal is not significant, with the existing building being approximately 147 sqm and the proposed development being 157 sqm. Being alterations to the existing dwelling (all be it tantamount to a replacement dwelling given that little floor area would remain) it would be sited predominantly on the same footprint. Although it would extend to the front, marginally in front of the front conservatory, and side (although not as far as the garage that would be removed). By virtue of the removal of the pitched roof, the overall height of the building is reduced. Together with the acceptable design, it is considered that the proposal would enhance the Conservation Area.

It is noted that the council previously consented a two storey refurbishment of the bungalow (H/21/91524 refers) in a similar flat roof style with a similar footprint (although not extending to the east as far) and with similar fenestration style, including circular windows. Whilst that consent is not evidently extant, it remains a material consideration that the council have previously approved a two storey development at the site, and that the council considered that that proposal would not have an adverse impact upon the Conservation Area. The proposal demonstrably would have lesser impact than the previous consent.

The proposed car port (and access arrangement) replicates that of H/21/91524 being a low flat roof car port structure cut into the slope. It would be unobtrusive to the street and would not compete with the dwelling in terms of the hierarchy of built form within the plot.

The proposed development is considered to comply with Policies DM1 and S8 of the Eastleigh Borough Local Plan (2016–2036) and the Hamble Conservation Area SPD respecting the character of the area and enhancing the significance of the Hamble Conservation Area. Its design, scale, and siting are appropriate to the context and reinforce the distinctive modernist character of Crowsport.

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 extended property would come around 3.7 m closer to the western boundary with the Satchell Lane dwellings, all be it with a flat roof, as opposed to a pitched roof. There would remain approximately 15.8 m between the side of the extended house and the back of the nearest dwelling (no.32). The separation distance is considered acceptable, and is not significantly different (approximately 0.3 metres nearer) from the separation distance accepted under application H/21/91524, where a two storey (flat roof) dwelling was approved. Furthermore, the Satchell Lane properties are at a higher ground level than the site therefore lessening the visual impact of the development. The proposal would not cause any significant harm as a result of any overbearing impact or loss of light. Neither is the proposal considered to materially affect the privacy of the Satchell Lane dwellings in that windows would be restricted to being at the ground floor.

The extended property would, in some respects be more apparent from the frontage of no.9 Crowsport rather than the neighbour's private rear garden, although in other respects it would be reduced through the removal of the roof. There will be an increase in overlooking from the rear terrace towards 9 Crowsport and the rear of 20 Oakwood Way (although there is intervening vegetation this could be removed) and towards Satchell Lane properties. Such elevated platform, including at higher second floor level, are part of the character of Crowsport and on most of the Bauhaus dwellings, and a raised platform rear patio (at a lower height but still offering views) could be erected under permitted development. The proposed raised platform is as previously approved under application H/21/91524 and would be partly in place of the existing conservatory, which would allow views already, including in inclement weather. It is considered that the proposed raised

platform would not cause significant additional harm to neighbouring properties that could warrant refusal of the application given the offset from the boundaries, the existing conservatory, permitted development allowances, and the surrounding context.

The proposal is considered to comply with Policy DM1 of the Eastleigh Borough Local Plan (2016–2036), as it would not result in an unacceptable impact on the residential amenities of neighbouring properties in terms of outlook, privacy, or daylight.

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

Other Matters

- A third party raises concern regarding potential breaches of covenants. Covenants are not a material planning consideration, being privately enforceable, as a civil matter.
- The Council Ecologist has confirmed that the proposal would not be likely to have an impact to any protected species, but has advised that an informative should be added in the unlikely event that bats are encountered during work.
- There are no likely significant impacts on the SPA.
- Crowsport is a private road. There are not considered to be any likely impacts to the free flow and safe movements on the public highway network. This was the conclusion of the Highway Officer for application H/21/91524.

Conclusion and Planning Balance

The proposed development is acceptable in principle and is considered to comply with the relevant policies of the Eastleigh Borough Local Plan (2016–2036), the Hamble Conservation Area Appraisal SPD, and the NPPF. The design responds appropriately to the distinctive character of the Crowsport area, enhances the appearance of the Conservation Area, and preserves residential amenity. The modest increase in footprint, reduction in overall height, and design improvements represent a positive enhancement compared to the existing dwelling and a lesser impact than the previously approved scheme. There are no identified harms that would outweigh the benefits of the proposal, and the application is therefore recommended for approval, subject to conditions.

Conclusion:

Permit subject to conditions.

Recommendation:

PERMIT ☒

REFUSE ☐