

DELEGATED OFFICER REPORT

Application Ref: H/25/99774

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

Case Officer: Dorothy Hei-Tung-Hoh

Description: Alterations to fenestrations including replacement of brown uPVC windows (to match existing), addition of a new high-level side window, and raising of parapets and flat roof heights to facilitate a warm roof thermal upgrade (Amended description)

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 • H/25/98897 - Alterations to fenestrations and parapet height, new high level side windows. - 09/04/2025		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		
Built Heritage Consultant:	<u>6th September 2025</u> The new south window is now shown as the same depth as the existing one adjacent and the proposed ground floor flat roof upgrade would look best if the same depth of fascia is retained and the extra depth of insulation is stepped back from the edge with either a taper and flat edge or taper from the inner face of the wall down to the edge. <u>28th August 2025</u> Holding objection withdrawn. <u>19th August 2025</u> Holding objection until the window material is clarified.		
Ecologist:	I have looked at the site photos from the previous application and do not see any obvious potential bat roost features.		

Site Visit:	Yes ☒	No ☐
Details: 28 th August 2025.		

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 Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 35); Hamble Conservation Area Appraisal
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Assessment: <u>Site context and surroundings</u> 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. <u>Proposal</u> The application seeks planning permission for several external alterations to the dwelling, including replacing the remaining brown uPVC windows with white uPVC to match the existing majority; inserting a new high-level side window on the north elevation and a new window on the south elevation; and raising the parapets and the curved rear flat-roof element, to accommodate a warm-roof thermal upgrade. During the consultation process, the Council's Built Heritage Consultant provided detailed feedback on the fenestration and roof detailing. In response, the applicant submitted revised drawings, and the application was subsequently placed on a further 10-day reconsultation period. <u>Policy and Principle</u> • 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.
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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 modest in scale and are considered to respect the established character of the dwelling and its wider setting within the Crowsport Estate. The replacement of the remaining brown uPVC windows with white uPVC windows will provide a more consistent appearance to the property. Although uPVC frames are thicker than the estate's original steel-framed windows, they are already the predominant material on this dwelling, and matching the existing finish ensures the scheme does not introduce an incongruous element.
- The insertion of a high-level side window on the north elevation will not detract from the character of the building. Its modest size and elevated position mean it will not be prominent within the public realm. The Council's Built Heritage Consultant also confirmed that this addition would be in keeping with both the dwelling and the surrounding area. Similarly, the new window on the south elevation has been amended so that its proportions align with the adjacent opening, ensuring a coherent relationship between the fenestration. The addition of a further window to the front elevation maintains consistent dimensions with those in the existing bays, preserving a balanced appearance on the principal facade.
- The proposed raising of the parapets, including the curved rear flat-roof element, to accommodate a warm-roof construction is not considered excessive and remains in keeping with the modernist style of the Crowsport Estate.
- Overall, the works are relatively minor and will not result in harm to the character or appearance of the Conservation Area. The amendments addressed the detailed points raised by the Built Heritage Consultant, who subsequently raised no objection to the scheme. The proposal is therefore considered to preserve the special interest of the Hamble Conservation Area and the distinctive character of the Crowsport Special Policy 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 limited to fenestration changes and modest increases in parapet height. No enlargement of the building's footprint or overall massing is proposed. The raising of the parapets is considered not materially affect outlook, daylight, or overshadowing for adjoining occupiers.
- The insertion of a high-level side window on the north elevation has been designed with a cill height of approximately 1.7m above internal floor level. This restricts views out of the window and prevents direct overlooking into neighbouring properties or gardens. The new south-facing and front-facing windows are proportionate to the existing fenestration and do not give rise to any harmful loss of privacy.

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 Council's Ecologist reviewed the proposals and confirmed that there are no obvious features on the building likely to support roosting bats. As such, the risk of direct impacts to protected species is low. The proposed works raise no ecological concerns subject to the recommended informatives.

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 proposal does not involve any increase in the number of bedrooms or an enlargement of the building footprint. As such, the existing parking arrangements remain unchanged.

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 ☐