

DELEGATED OFFICER REPORT

Application Ref: H/25/100060

Site Address: 78 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HL

Case Officer: Dorothy Hei-Tung-Hoh

Description: Remove first-floor stair enclosure to pool below, re-roof pool house in slate, re-roof plant room in slate, replacement terrace staircase, new balustrading to terrace. To remove balcony. To extend terrace and roof, Alterations of fenestration

Particular Site Constraints?	Yes ☒	No ☐
• Within the Urban Edge • Within Established Residential Area		

Planning History?	Yes ☒	No ☐
• Z/27978/000/00 - Alterations and extensions to dwelling house - Permit - 27/12/1984 • Z/27978/001/00 - Erection of 80' flagpole - Refuse Planning Permission For - 01/06/1988 • Z/27978/003/00 - Erection of 50ft flagpole - Permit - 01/08/1988 • Z/27978/002/00 - Construction of tennis court with standard fencing - Permit - 04/08/1988 • Z/27978/004/00 - Alterations and extensions to existing track, clay infill to support pilings and increasing height of mast - Permit - 05/04/1990 • Z/27978/005/00 - Installation of 2no.bridges spanning islands in river hamble - Withdrawn By Applicant - 23/09/1992 • Z/27978/006/00 - Modifications to revetments. - Refuse Planning Permission For - 09/08/1993 • Z/27978/007/00 - Revetment works to islands and foreshore. - Permit - 15/02/1994 • Z/27978/008/00 - Construction of ground floor extension with first floor conservatory above - Permit - 13/05/1997 • Z/27978/009/00 - Revision to planning permission 27978/8 for construction of ground floor extension with first floor conservatory to include rebuilding of walls and roof of swimming pool area - Permit - 23/12/1997 • Z/27978/010/00 - River bank retention works - Refuse Planning Permission For - 08/05/2000 • H/20/87262 - Replacement of second floor dormer roofs with flat roof - Permit - 18/03/2020		

Publicity:	Letters ☒	Site Notice ☐	Newspaper ☐
Representations:	No comments received.		
Parish Council:	No comments received.		

Ecologist:	I have reviewed the Preliminary Roost Assessment report by Vesper Conservation and Ecology (September 2025). The building has been assessed as having negligible bat roost suitability.
Southern Water:	Southern Water has determined that the flow rate for the above site will remain consistent, so capacity is not an issue, and no Southern Water assets will be affected. Therefore, Southern Water has no objections to this proposal. Please note surface water should not be disposed of into a public foul sewer and must comply with the Hierarchy of H3 of the Building Regulations. For more details, refer to the Drainage and Waste Disposal: Approved Document H on the GOV.UK website. Any new connections to the public sewerage system will require a New Sewer Connection application (also known as a Section 106) to be submitted and approved by Southern Water. Due to legislative changes effective from 1st October 2011 regarding the ownership of sewers, it is possible that some previously private sewers, now deemed public, could be crossing the above property and may not be shown on Southern Water records. Therefore, if any additional sewers are discovered during construction, an investigation will be required to determine their condition, the number of properties served, and potential access methods before any further work can proceed on site.
Asset Management:	No response is required from Asset Management Consultations for planning application (H/25/100060).

Site Visit:	Yes ☒	No ☐
Details: 16 th October 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 and S2; and Development Management policies DM1, DM2, DM11 and DM14. Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisal for Bursledon, Hamble-le-Rice and Hound (BHH 33)

Assessment:
<u>Site context and surroundings</u> The application site comprises a substantial detached dwelling situated on the eastern side of Satchell Lane. The property occupies a generous riverside plot extending towards the River Hamble, with mature boundary vegetation providing a high degree of enclosure. The dwelling is arranged over ground, first and second floors, incorporating an internal pool and a large terrace facing the river. The immediate area along this stretch of Satchell Lane is characterised by large, detached dwellings set within spacious plots. The buildings exhibit a variety of styles, and there is no prevailing uniformity in the street scene.

Proposal

The application seeks planning permission for several alterations to the existing dwelling. The works include the removal of the first-floor stair enclosure above the internal pool, together with the re-roofing of parts of the house in slate to replace the existing concrete roof tiles. The proposal also includes a replacement external staircase serving the first-floor terrace, along with new stainless-steel balustrading and posts. At second-floor level, the existing balcony is to be removed, and the associated door replaced with a window. The terrace and the adjoining roof are to be extended in the area where the stair enclosure is to be removed. In addition, various alterations to fenestration are proposed across several elevations of the building. During the site visit, it was noted that some works had already commenced.

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.
- The site is also part of the character area of Bursledon, Hamble-le-Rice and Hound (BHH 33) 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) Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

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 works primarily involve material upgrades and the removal of some external elements, which together simplify the overall form of the dwelling and provide a visual improvement to its appearance. The alterations are modest in scale and do not materially affect the proportions or established character of the building.
- Given the site's location, the enclosed nature of the plot and the scale of the property, the proposed changes would have very limited visibility from the public realm. As such, they would not result in any harm to the street scene or the character and appearance of the surrounding 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 dwelling is positioned within a generous riverside plot with substantial separation distances from neighbouring properties. The proposed alterations are modest in scale and will not materially alter existing relationships with neighbouring

dwelling. As such, they would not result in any unacceptable impact on the privacy, outlook or general amenity of neighbouring occupiers.

- The removal of the second-floor balcony further reduces the potential for elevated views toward adjacent plots. The replacement balustrading and external staircase would not introduce any additional overlooking when compared with the existing arrangement.

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.
- There are records of bats, slow worms, and stag beetles near the site, and therefore the Council's Ecologist was consulted. After reviewing the submitted Preliminary Roost Assessment (Vesper Conservation and Ecology, September 2025), the Ecologist confirmed that the building has negligible bat roost suitability. Therefore, no further survey work is required.
- Precautionary working methods are recommended to avoid harm to protected species that may be present within the wider area. These include the appropriate storage of materials, covering excavations overnight or providing escape ramps, avoiding fires, storing waste correctly, and allowing any animals encountered to move away to a place of safety. These measures can be secured by informative.
- Biodiversity enhancements are also required in accordance with Policy DM11. The Ecologist has advised that a bat box and a swift nest box would be appropriate for this property.

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 application site has ample space within the plot to accommodate parking, and therefore no concerns arise regarding parking provision.
- Given the site's location and the nature of the works proposed, the development is unlikely to result in any adverse impact on highway safety or traffic conditions.

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 ☐