

DELEGATED OFFICER REPORT

Application Ref: H/25/100190

Site Address: 41 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HF

Case Officer: Charlie Vallis

Description: Single storey rear extension and replacement detached garage

Particular Site Constraints?	Yes ☒	No ☐
- Within the urban edge - Public right of way (within 25m buffer) to the rear of site		

Planning History?	Yes ☒	No ☐
- F/09/66025 – Construction of detached garage with habitable room – Permit – Dec 2009. - F/14/75626 – Single storey rear extension, two storey front, side and rear extension, including formation of dormer windows on front elevation and windows and roof lights to second floor level – Refuse – Jan 2015. - F/15/76174 - Single storey and three storey rear extension, two storey side and single storey front extensions and alterations to roof to provide 2nd floor accommodation (revised design to F/14/75626) – Refuse – Jun 2015. - H/21/91270 – Rear conservatory, single garage to rear garden following demolition of existing – Permit – Sep 2021. - LDC/25/99026 - Lawful Development Certificate for a Proposed Use or Development: Hip to gable loft conversion and new roof lights – Certificate Issued – May 2025		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Parish Council:	No comments received		
HCC Highways (PRoW):	No Objections		
Ecology	No Objection: I have reviewed the photographs, and as with any building I cannot completely rule out that bats may find roosting opportunities. I consider that it would be disproportionate to require surveys on this structure because of the surrounding habitat, local records and sub-optimal features, however the demolition of the garage should be done with caution. Please ensure that some biodiversity enhancements are provided as described below in line with Local Plan policy DM 11 and NPPF (December 2024) paragraphs 187d and 192b. A bat box situated on the house and a bird box for smaller birds on the garage would be appropriate.		

Site Visit:	Yes ☒	No ☐
Details: 02/12/2025		

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, DM11 and DM14.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Bursledon, Hamble and Hound Character Area Appraisals (BHH – 32).

Assessment:

The proposed development consists of a single storey rear/side extension following the removal of an existing rear extension and lean-to side extension; as well as a replacement garage to the rear of the application site.

The development is considered acceptable and complies with policies DM1, DM11 and DM14 from the 2016-2036 local plan, in that:

Principle:

- The development is within the urban edge where the principle of development is acceptable with any formal approval being based upon the exact nature, design and impact of the proposal being considered acceptable and in accordance with the relevant policies in the adopted local plan and supplementary planning guidance.

Site and surroundings:

- The application site is located towards the south-west of Satchell Lane, with the property forming part of a semi-detached pair which is set well back from the road and on an elevated position.
- The surrounding area is predominately residential in nature. Along Satchell Lane there is a mixture of detached, semi-detached and terraced dwellings of similar character to the application dwelling; whilst there are properties of an art-deco style opposite the site which form part of Crowsport Estate.

Design and layout:

- The development is considered to accord with policy DM1 (Local Plan 2016-2036) in that the proposed extensions and replacement garage would be appropriate in form, scale and appearance to the host dwelling and its locality.
- The rear element of the extension would not be visible within the public realm and as such is not expected to impact the street scene.
- The side element would be visible from Satchell Lane; however, its single storey nature and set back from the principal elevation would appear in balance with an existing side extension at no.43 Satchell Lane, which forms the other half of its semi-detached pair.
- The use of external brickwork to match existing would sit comfortably within the locality and against the host dwelling.
- With regard to the proposed replacement garage, this structure would be positioned at the rear of the plot and is largely screened from public view. Similar structures are common to the rear of neighbouring gardens and, as such, its impact is likely to be limited.
- The proposals would not represent an overdevelopment of the site, with sufficient amenity space retained and space to the front of the property to accommodate the required on-site car parking provision (under the Council's Parking Standards SPD).

Residential amenity:

- The development is considered to accord with the guidance set out in the 'Quality Places' SPD in that there will be no unacceptable impact on the amenity of the neighbouring properties in terms of loss of privacy, light or outlook.
- The proposed single storey rear extension comes following the construction of a similar extension at no.43 Satchell Lane under planning permission H/24/97262. As such, the proposed extensions would not significantly affect light and outlook received by this neighbour, given that the proposal is comparable to the neighbouring extension in height and depth.
- In relation to no.39 Satchell Lane, sufficient distancing and boundary screening coupled with the single storey nature of the proposal, is such that the proposed side

extension is not likely to result in significant loss of light, outlook or privacy to neighbouring habitable rooms or garden areas.

- Positioned towards the end of the plot, the proposed replacement garage is not likely to result in increased loss of outlook, light or privacy.
- Although there is no suggestion that the replacement garage would have a use beyond being ancillary to the host dwelling, it will be conditioned that the building shall remain ancillary to the host dwelling, to protect neighbouring residential amenity from any future intensification of use.

Other matters:

- In consultation with the Council's Ecologist, protected species' are unlikely to be adversely affected by the proposal. The informatives recommended in their response will be placed on the decision notice.
- There will be no adverse impact on trees or other natural features worthy of retention.
- There are no likely significant impacts on the SPA.

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

Conclusion:

Recommendation:	PERMIT ☒	REFUSE ☐
Comments ...		