

DELEGATED OFFICER REPORT

Application Ref: L/25/100252

Site Address: 14 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HE

Case Officer: Charlie Vallis

Description: Replacement windows to front elevation

Particular Site Constraints?	Yes ☒	No ☐
• Within the urban edge • Grade II listed building – Copperhill Terrace • Within Hamble Conservation Area		

Planning History?	Yes ☐	No ☒
• No relevant history		

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None were received		
Parish Council:	No comments received		
Built Heritage Consultant:	04/12/25: Holding objection withdrawn following amended plans. 06/11/25: In order to maintain the integrity of this listed range of houses at the centre of the village it is most important that any new windows replicate the existing. To this end we need a detail of the cill section, which must have the depth of the existing, usually nearer 50mm on the face than the modern thin ones and be technically correct. Holding objection.		

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

Legislative Requirements:
Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.
Section 16(2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states: <i>"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority ... shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."</i>

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 S8; and Development Management policies DM1, DM12.
Supplementary Planning Documents: Quality Places; Residential Parking Standards; Character Area Appraisals; Hamble-le-Rice Conservation Appraisal

Assessment:

Impact on Listed Building and Conservation Area:

- Policy DM12 stipulates that development of a heritage asset would only be permitted where the proposals do not harm or detract from the significance or special interest of the asset and sustains and enhances its special character and qualities.
- Referred to in its listing as No. 7 Copperhill Terrace, the application site contains a modest Grade II listed cottage, situated at the northern end of the east side of the Hamble-le-Rice Square; within the Hamble Conservation Area.
- The application proposes the replacement of 2 no. windows to the front elevation, adding thin double glazing. Due to the alterations not being entirely 'like-for-like' listed building consent was sought.
- Every property in Copperhill Terrace has small paned vertical sliding sash windows, so it is important that any replacement replicates what is currently there. The central houses in the terrace have slightly larger windows at eight over eight panes while the wing houses have six over six panes.
- During the consultation period a holding objection was raised by the Council's Built Heritage Consultant outlining that the technicalities of the proposed windows would not adequately keep the weather out and may impact the integrity of this listed range of houses.
- Following receipt of amended plans, this holding objection was withdrawn, with the technical details of the proposed replacement windows deemed acceptable.
- With the existing windows showing their age, the proposed replacement windows would contribute to enhancing the special character of the heritage assets, whilst the addition of a thin layer of double glazing would not detract from the significance and qualities of the listed building and Conservation Area.

Other matters:

- 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 ...		