

DELEGATED OFFICER REPORT

Application Ref: L/25/100171

Site Address: 2 SATCHELL LANE, HAMBLE-LE-RICE, SOUTHAMPTON, SO31 4HE

Case Officer: Gina Aftanas

Description: Replace old windows with new hardwood with sliding sash windows - like for like - 7 windows in total to the front and side elevations.

Particular Site Constraints?	Yes ☒	No ☐
Within the urban edge Within Hamble conservation area Hamble-Le-Rice Conservation Area character area appraisal Surface water 1,000 year extent close to application site		

Planning History?	Yes ☒	No ☐
Reference	Description	Decision
L/10/67751	Single storey side and rear extensions, following demolition of existing rear canopy and boundary wall and provisions of new windows, doors and removal of internal wall.	Granted – 05/10/2010
C/10/67752	Single storey side and rear extensions, following demolition of existing rear canopy and boundary wall.	Permit – 05/10/2010

Publicity:	Letters ☒	Site Notice ☒	Newspaper ☒
Representations:	None Received		
Parish Council:	No Comment Received		
Ecology:	No Objection There are records of bats in this area. I have reviewed the site photos of the front and side windows and do not see any potential gaps which could be used by bats. I do not see any gaps around the rear lounge window however it is directly below hanging tiles which do look suitable to support roosting bats. Even though the tiles will not be directly affected by the window replacement, the noise, vibrations and dust generated during construction could affect bats sleeping during the daytime. Workers must remain vigilant of the potential presence of bats, not obstruct their roosts or do anything that could cause harm to a bat.		
Heritage:	<u>22/12/2025</u> There are two detail aspects that need to be corrected prior to acceptance of the proposed replacement window details in order for them to look as close as possible to the existing. The modern innovation of thin double glazing and two-part cill construction is acceptable <u>09/01/2026</u> No Objection to revised design once cill depth is amended.		

Site Visit:	Yes ☒	No ☐
Details: Site visit carried out 05/12/2025 – photographs on file		

Legislation:
Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

Section 66(1) of the Planning (Listed Building & Conservation Areas) Act 1990 states: 'In considering whether to grant planning permission for development which affects a Listed Building or its setting, the Local Planning Authority ... shall have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses'.

The site also lies within a Conservation Area, Section 72(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

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 and S2; and Development Management policies DM1, DM2, DM11, DM12 and DM14.

Supplementary Planning Documents:

Quality Places; Residential Parking Standards; Hamble-Le-Rice Character Area Appraisals.

There is no guidance for this character area

Proposal:

This application seeks approval for the installation of 7no. flush casement, sash windows to match the exiting design across all elevations.

Assessment:

Principle

The development is located within the urban edge, where the principle of development is considered acceptable, subject to the detailed matters according with the relevant planning policies.

Site and Surroundings

The application site is located within the Hamble Conservation Area and comprises a two-storey Grade II listed building situated to the south of Satchell Lane in Hamble. The property fronts directly onto the pavement, with no intervening front garden, while the rear is fully enclosed by a stone wall with hedged boundary treatment. The surrounding area is predominantly residential in character, comprising properties of a similar scale and architectural style, typically finished in red brick with windows of a consistent design. A car park and local shops are also situated nearby.

Character & Appearance and Impact on the Listed Building

The design of the replacement windows is suited to the host dwelling in terms of form and appearance. The use of matching style and materials to the neighbouring properties

allows it to sit harmoniously within the street scene, respecting the character and appearance of the locality as well as meeting the requirements of Policy DM1 and DM12.

The proposal represents a positive enhancement that would preserve and enhance the character and appearance of the listed building and the conservation area.

The Heritage Officer originally requested an amendment to the thickness of the cills and the removal of the lamb's tail horns to the upper sashes; this has now been incorporated into the revised designs dated 13/01/2026 and 21/01/2026 and these amended plans and documents have been accepted.

Residential Amenity

The proposed works would not result in any harm to neighbouring properties or the wider area, as there would be no alteration to the building's footprint. The replacement windows are designed to match the existing windows in terms of style and appearance, ensuring a harmonious relationship with both the host property and surrounding buildings.

As such the proposal complied with Policy DM12 of the Local Plan.

Other Material Considerations

- There will be no adverse impact upon 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; (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.

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Conclusion: This application is recommended for approval.		
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Recommendation:	PERMIT ☒	REFUSE ☐
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