

Policy HA1, Railway station parking, Hamble

The Borough Council will work with the Highway Authority and other stakeholders to provide a new car park to the south of Hamble railway station, as shown on the policies map, to serve the station.

Holiday accommodation, Hamble peninsula

- 6.2.56 There has been a long identified need for a high quality hotel to be provided within the Hamble Peninsula, which could also provide leisure facilities for nearby residents. The ~~sites of the Mercury Marina and the~~ adjoining Riverside camping and caravan park ~~are is~~ considered to be suitable ~~to accommodate for~~ such a use, as well as a range of other holiday accommodation to cater for a variety of holiday needs including both luxury and lower cost accommodation, excluding ~~permanent~~ permanent caravans occupied as a sole or main residence and second homes. ~~They are on the shore of the River Hamble, and part of the site is already in use as a marina, with related sail and canoe training facilities, and holiday uses. The Mercury Marina site was formerly designated as a boatyard and marina, and to compensate for the potential loss of boatyard facilities arising from the hotel development, a site is allocated in Bursledon for the expansion of the Riverside Boatyard (see policy BU8).~~

Note: the northern part of this site lies in Hound parish.

Policy HA2, ~~Mercury Marina and~~ Riverside Camping and Caravan Park

Approximately ~~4.72.3~~ hectares of land at ~~the Mercury Marina and the~~ Riverside Camping and Caravan Park, Satchell Lane, Bursledon/ Hound (in addition to the boatyard identified on the policies map) is allocated for a ~~marina~~, hotel, a range of other holiday accommodation and car parking/boat storage.

Development will be subject to the approval by the Borough Council of a development brief including a masterplan which addresses the following requirements:

- i. the hotel ~~shall conserves or enhances the special interest, character and appearance of the Old Bursledon Conservation Area be of an outstanding design commensurate with its location close to or within the Old Bursledon Conservation Area and fronting the River Hamble;~~
- ii. ~~the site retains the marina and related uses including sail and canoe training, facilities for other water sports and visitor facilities;~~
- iii. ~~a public slipway to the River Hamble will be provided within the site for the use of the general public;~~
- iv. ii. the site retains and, where feasible, enhances the existing amount and mix of holiday accommodation within the site;
- v. ~~the northernmost shores of the site are restored for nature conservation purposes, commensurate with the proximity of national and international nature conservation designations;~~
- vi. iii. the Mound (the Mercury Marina Saltmarsh Site of Importance for Nature Conservation) adjoining the site is retained and managed to maintain and enhance its nature conservation interest, including the provision if possible of public access subject to there being no adverse impact on nature conservation interests;
- vii. iv. the development includes measures to protect the amenities of existing residential properties within the site and adjoining dwellings to the south at The Halyards, Fry Close and Kingfisher Close; and
- viii. v. a flood risk sequential approach to allocating land uses is taken within the site, with the most vulnerable parts of the development located in the

areas of lowest risk.

A site level Habitats Regulation Assessment is required to demonstrate how this site will be delivered without adverse effect on any European site.

A comprehensive scheme will be required for the site. In the event that no hotel is developed, the site shall be retained in ~~boatyard~~ its current use and covered by policy DM20, Chapter 5.

- 6.2.57 It is considered important ~~to retain training facilities for sailing and canoeing and other water sports on the site. These are used and valued by the local community including the Itchen South District Scouts and the Sea Scouts. It is also considered important~~ that the site provides for a range of holiday needs.
- 6.2.58 In the site level Habitats Regulation Assessment, particular reference should be made to the findings of the Habitats Regulation Assessment of the Local Plan with regards to the Solent Maritime SAC and the Solent and Southampton Water SPA and Ramsar site and the avoidance and mitigation measures identified. These include:
- a. careful design of new development, informing new residents and commitment to monitoring with regard to risk introducing invasive non-native species
 - b. adherence to a Construction Environmental Management Plan and utilisation of standard pollution control guidance with regard to impacts on water quality; and
 - c. avoidance measures with regard to disturbance of otters and protection of watercourses to preserve the otter movement network.
- 6.2.59 There is also potential for previously unidentified archaeology of prehistoric and Roman date. Any planning application should include an assessment of the potential for previously unidentified archaeological sites and the impact of the proposed development upon these in accordance with policy DM12.
- 6.2.60 ~~If the site is not developed for a hotel, it should remain in its current boatyard and marina use, as it remains important for the local marine economy.~~

Open space and recreation

- 6.2.61 As is the case for Bursledon Parish, the Open ~~space~~Space Needs Assessment has identified that although the supply of allotments in the Parish of Hamble is currently sufficient; by 2036 it is likely that the supply will be under pressure to meet the required quantity standard. Policy DM36, Chapter 6 enables the development of allotments subject to a number of criteria.
- 6.2.62 After a distinguished wartime history, the former Hamble Airfield ceased to be used as an airfield during the 1960s and was sold to developers in the 1980s. The Hampshire Minerals and Waste Plan 2013 (HMWP) has now identified the whole site as an area for sand and gravel extraction (HMWP Policy 20(3) iii). Following the completion of the extraction process, Appendix A of the HMWP indicates that the site should be restored to a combination of grazing, nature conservation, open space, public access and woodland. In accordance with paragraph 4.74 of the HMWP, the public rights of way network adjoining the site should be retained and where necessary improved as part of any restoration work.

Policy HA3, Hamble Airfield

If permission is granted for the extraction of sand and gravel at Hamble Airfield and the extraction takes place, the site shall be restored in accordance with the Hampshire Minerals and Waste Plan and it shall be retained as an area of accessible countryside and open space with grazing, public access and outdoor recreation facilities laid out to the satisfaction of the Borough Council.



- A.** Ecological restoration and enhancement zone, including removal of existing houseboats and knollary activity.
- B.** Retained portion for public use.
- C.** Additional area of ecological enhancement used as a managed meadow and reed.
- D.** Northern parking zone.
- E.** Restored shoal for public use including pools, lawns and dinghies.
- F.** Replacement Commercial units (950m²) and replacement Watersports building (950m²) to the south of the retained slipway.
- G.** Replacement Marina building to include restaurant, retail and office space and changing rooms.
- H.** Marina parking area.
- I.** Berthholder houses, 2 storey and 3 storey point.
- J.** New riverside walkway along the waterfront.
- K.** Waterside park including LEAP.
- L.** Access to residential area providing circa 74 new homes including a mixture of types and tenures from 1 bedroom apartments to 5 bedroom detached homes.
- M.** Apartments and higher density development on lower lying and least sensitive part of the site.
- N.** Lower density detached and semi-detached homes located on higher slopes.
- O.** New living pathways to the waterfront.
- P.** New public viewing area and open space overlooking Bickham Creek and Riverbank with interpretation boards highlighting the ecological importance and ongoing management.
- Q.** New managed public access routes through the Bund area which formalise current access and walking routes to the surrounding area whilst avoiding the ecologically sensitive foreshore.
- R.** Existing 'pond' reformed as a usable drainage facility and ecological asset.
- S.** A new landscape buffer along the highest part of the site to provide additional screening to proposed residential developments from Satchell Road and soften the views of new development from existing properties.
- T.** Static Lodge zone with notions plot areas located on the northern lower lying part of the field.
- U.** Camping zone with green corridor to the south retaining and enhancing the existing landscape edge to Satchell Lane.
- V.** Footpath connecting to the existing public right of way network.

CLIENT:
Marina Developments Limited

PROJECT:
Mercury Marina,
Hamble

DRAWING:
Illustrative Masterplan

PROJECT NUMBER:
LONW3002

DRAWING NUMBER:
3201

REVISION:
A

DATE:
August 2018

CHECKED BY:
CD

STATUS:
Draft

SCALE:
1:1000 @ A1

DESIGN STATEMENT

1.0 INTRODUCTION

The following statement highlights the nature and characteristics of the Householders Planning Application for No.14A Crowsport Estate, Hamble Le Rice, Hamble, which seeks approval for the erection of a new First Floor Extension served by roof terrace, small upper ground front and rear side extension, with alterations to the properties site landscape and car parking layout, to accord with Local Planning Policy.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary the proposal seeks to:

- Erect a new first floor extension housing the relocated Kitchen, Dining and Lounge, served by a new roof terrace.
- Reconfigure the existing Upper Ground Floor to accommodate 4x Bedrooms, 3x served by en-suites.
- Partially extend and reconfigure part of the existing Lower Ground Floor Plan to provide a small office / workshop, served by kitchenette and shower room, with a partially enlarged garage.
- Erect two small front and rear side extensions, one creating a new entrance porch area with the second replacing the existing southern conservatory, creating a utility room with access to rear terraces.
- Introduce a variety of landscape alterations around the site which:
 - 1) Partially reconfigure the rear terrace area, steps & walls
 - 2) Reconfigure the main entrance footpath
 - 3) Introduce a new Pond feature, avoiding the sewer pipe
 - 4) Introduce subtle boundary changes to avoid overlooking
- Reconfigure the car parking layout to provide space for 3x cars



Above: Location Plan highlighting the location of the development site relative to surround properties.

2.0 SITE LOCATION

2.1 THE SITE AND EXISTING CONTEXT

- 2.1.1 No.14A Crowsport Estate is located within a private Estate classed as a Conservation Area, accessed from Satchell Lane. The existing dwelling is a detached three bedroom Art Deco Style bungalow, provided with living accommodation at the upper ground floor and a large separate uninhabitable double garage at the lower ground floor, equalling the footprint of the upper ground. The bungalow is located at the brow of banking land near to the entrance of the Crowsport Estate, an exclusive estate containing similarly proportioned Art Deco Style bungalows and houses which, collectively form a Conservation Area.
- 2.1.2 As a result of the areas existing topography, properties within the Crowsport Estate tier in a North Easterly direction down towards the River Hamble, collectively reflecting an arrangement of simple “white box” dwellings stepping down towards the river. The “stepping effect” of the estate, combined by the views achieved at first floor level, has resulted with many of the original bungalows being converted into two storey houses, or provided with first floor accommodation served by roof terraces.
- 2.1.3 In terms of the scale or mass of the existing, adjacent and neighbouring dwellings relative to No.14A Crowsport, these are quite varied in terms of their overall scale, footprint, mass and height. For example No.5 Satchell Lane, at the entrance to Crowsport Estate, is a dominating modern large two storey house incorporating first floor balconies with large glazed openings on the north easterly elevation. In contrast, No’s.6&7 Crowsport Estate reflect the scale of an original estate property, being either two storeys high built into the banking land, or single storey incorporating shallow pitched roofs.
- 2.1.4 Other properties within the context of No.14A Crowsport Estate which have recently been extend up to first floor, or outwards enlarging the dwellings original footprint, include No’s.28 & 30 Satchell Lane and No’s.10, 14 and 17 Crowport Estate, which were all designed to reflect the established simple “white box” Art Deco Style character of the Estate. Furthermore the varied height and footprints of the surrounding dwellings collectively help contribute too and reinforce the unique nature of the estates listing as a “Conservation Area”.
- 2.1.6 The roofs of all the Crowsport Estate houses, other than No’s. 6, 7 and 9 are all flat roofed incorporating parapet walls, some which have been raised to obscure first floor roof terraces.
- 2.1.7 Regarding the Estates general material finish, this is contemporary defined by white rendered properties incorporating simple door and window openings, with details such as flashing, downpipes or window/door frames, finished in grey to add interest.
- 2.1.8 The two bungalows, No.6 and 9, along with No.7 a two storey house, are the three properties materially different to the prevailing context of the estate, as these are finished with pitched roofs and incorporate brown concrete or grey concrete interlocking tiles on the roof, reflecting character of a more traditional property.

3.0 THE EXISTING BUNGALOW & PLANNING HISTORY

2.1 THE EXISTING BUNGALOW

- 2.1.1 No.14A Crowsport is a two storey property which occupies approximately 175m² of the site, which has a total area of 719.6m². The property is designed to relate with the sites topography and is formed from a Lower Ground Floor partially set into the banking land, offering garage and workshop space, whilst the Upper Ground Floor forms the separate self-contained habitable accommodation, containing three bedrooms, the lounge, bathroom and kitchen. There is no internal link from the Upper Ground to the Lower Ground Floor.
- 2.1.2 In terms of the dwellings general appearance, the existing property appears as a single storey dwelling from the West (Crowsport Estate Drive) or from the South, but from the North and East, appears as a two storey dwelling built into banking land. The property as per the existing character of Crowsport Estate, takes the form of an Art Deco Style bungalow provided with white rendered parapet walls and simple door and window openings on the elevation.
- 2.1.3 On the bungalows existing North and South elevations, the properties original character has been altered in the past and currently incorporates a conservatory with large projecting curved bay window on the North (offering from views towards the River Hamble) and a smaller conservatory attached to the South elevation (at the rear).
- 2.1.4 In terms of dwellings sites boundary treatment, this varies dependent on the boundary. The front boundary relative to Crowsport Estate is a grass lawn with planting, a pond and a post and wire fence defining the boundary, whilst along the North and South boundaries, the property is bounded by a thick foliage with section of wood panel fence.

- 2.1.5 The Eastern boundary relative to No.7 Crowsport Estate, the most immediate property to the address, is defined by a part shrub planted and 1.6m wood panelled fenced boundary.

2.2 PLANNING HISTORY

- 2.2.1 There are no recent recoded planning applications associated with No.14A Crowsport Estate, and whilst there have been small extensions and works introduced to the building in its history, most notably the large curved bay window with adjacent terrace on columns or conservatories, the property has not been extend or modernised to the extent of any surrounding dwellings.
- 2.2.2 The majority of surrounding properties within the Crowsport Estate have been significantly extended or modernised over the years to reflect and reinforce the character of the estates listing as a “Conservation Area”. The adjacent property No.14 Crowsport Estate was significantly extended and modernised and as per Planning Approval C/15/76351, helping to set the precedence for first floor living accommodation with an associated roof terrace.

Please refer to Appendix A for a list of recent Crowsport Estate Planning Approvals. (*Approvals for First Floor Accommodation and or Roof Terrace accommodation are highlighted in bold*).

3.0 PHOTO'S OF No.14A CROWSPORT & IMMEDIATE CONTEXT



(01) Photo looking East at No.14A Crowsport Estates existing front elevation (from Crowsport), highlighting the mass, material character, site topography and existing nature of the front garden, with associated boundary treatment.



(02) Photo looking South-East at No.14A Crowsport Estate from the level of the front access drive, highlighting the properties mass, material character, site topography and existing nature of the front garden with associated boundary treatment.



- (02) Photo looking South-East at the existing projecting part curved bay window, serving the existing lounge, erected on pillars. In particular this photo highlights the canopy projection created by the bay window (proposed to be infilled), as well as the existing messy junction between the bay window and the adjacent conservatory structure.



- (04) Photo looking west highlighting the overall mass, material character and changes in level between the lower car parking area and the upper ground floor terrace. In addition the photo also highlights the extent of the existing North facing conservatory and weathering issued associated with the projecting curved bay window.



(05) Photo looking north from the upper rear terrace / patio area, highlighting the existing two storey proportion of the east elevation. In addition the photo also highlights the size of the large glazed garage and habitable room windows, looking back towards the rear side elevation of No.7 Crowsport Estate.



(06) Photo taken from the lower garden area, looking South towards the raised patio / terrace area, due to be configured, highlighting the existing changes in level between the two garden areas, combined with the character of the existing boundary vegetation.



(07) Photo looking West along the raised rear patio / terrace area, highlighting the character of the existing rear conservatory, proposed to be replaced with a new utility room, maintaining access to this area



(08) Photo of No.14 Crowsport Estate, recently extended and remodelled to include new first floor accommodation and an associated roof terrace, as per Planning Approval C/15/76351 (details confirmed in Appendix A).



(09) Photo of No.5 Satchell Lane, a modern white rendered two storey house positioned adjacent to the entrance of Crowsport Estate, highlighting this properties two storey mass, material character and incorporation of North facing first floor roof terraces, served by large glazed openings.



(10) Photo of No.30 Satchell Lane, the property immediately to the south of No.14A Crwosport, highlighting its material form, mass and general composition, which is obscured from view due to the thick boundary vegetation screening the property of three boundaries.

4 .0 PLANNING PLOICY

- 4.1 Planning policies that relate to the site are contained in within Eastleigh Borough Councils Local Plan Review, June 2018.
- 4.2 The Local Plan also sets a range of criteria to protect and enhance the residential environment, encouraging design, layout and use materials that reinforce local character, whilst promoting high levels of surveillance of public areas.
- 4.4 In general as per urban design principles, the Local Plan encourages development proposals to relate with the sites context, should be designed not harm the character or appearance of the area, and that they should create an attractive street frontage with defensible space.
- 4.5 In Design terms the Local Plan requires developments to relate with their context, requiring schemes to be compatible with existing land forms and any natural features which contribute to the quality of the local environment. Furthermore developments should relate too and be integrated into the existing urban structure in terms of massing, scale, appearance and visual impact, thus positively enhancing the public realm.
- 4.6 Finally due to the Crowsport Estates listing as a Conservation Area, and as per the Hamble Le Rice Conservation Area Appraisal 2008 (page 12), guidance for alterations to existing Crowsport Estate Dwellings is as follows:

In order to preserve its unique style; developments including extensions will not be permitted unless the design reflects the scale, form and character of the estate and has:

- i. roof forms that are flat with parapets*
- ii. walls that are of white render*
- iii. Windows that are of a simple rectangular form without glazing bars*
- iv. First floor extensions that do not exceed 50% of the area of the ground floor.*

5.0 DESIGN APPROACH / PRINCIPLE OF DEVELOPMENT

5.1 The main principle adopted in the design of the proposed alterations and extensions were to:

- Design a new First Floor extension served by roof terrace, allowing living accommodation to be located at first floor level which avoids overlooking of surrounding properties, achieved through the use of obscure glazed screening where necessary.
- Incorporate two small Upper Ground Floor extensions, (1) creating a new front porch on the front elevation and (2) creating a new rear-side utility room, replacing the existing conservatory.
- Rebuild and slightly amend the form of the large curved projecting bay window, thus enabling the enlargement of the Lower Ground Floor Garage to suite, whilst also offering more robust forms of construction at the intersecting building junctions.
- Introduce a small north facing strip extension at the upper ground floor, replacing the existing North facing conservatory, thus allowing for the enlargement and reconfiguration of habitable rooms within this area.
- Partially reconfigure and enlarge parts of the Lower Ground Floor Garage and associated rooms, creating space of a Lower Ground Floor Office / Workshop (adjacent to the garage), served by a new shower and kitchenette.
- Introduce a series of landscape alterations around the whole property to include new rear steps and sections of retaining wall serving the rear high level terrace areas.

- Reconfigure the existing car parking layout to allow 3x cars to park and leave the site independently.
- Reposition the front footpath to offer a straight approach to the relocated front door and new porch.
- Relocate the existing feature pond, re-positioned to avoid conflict with the existing sewer pipe, whilst maintaining the ability to bridge over as a landscape feature.

5.2 Key characteristics of the proposed alterations were primarily associated with:

- Proposing a combination of extensions and alterations which comply with the principles highlighted in the Hamble Le Rice Conservation Area's Appraisal 2008, in terms of external design character, simple door and window openings or maintaining parapet walls at roof level.
- Designing a new first floor extension which is no greater than 50% of the existing Upper Ground Floors total gross internal floor area, which is then served by a roof terrace of similar proportions, but which restricts use of the whole remaining roof space.
- Incorporating alterations which collectively help remodel the whole dwelling, offering new up to date contemporary appearance, that is in keeping with and complimentary of the established surrounding context of the Crowsport Estate Conservation Area.

6.0 DESCRIPTION OF DEVELOPMENT

- 6.1 As highlighted previously this Householders Planning Application at No.14A Crowsport Estate, seeks approval for erection of a new First floor extension served by new roof terrace, the partial extension and reconfiguration of the Upper Ground Floor and site landscape alterations with enlargement of car parking layout.
- 6.2 In summary the proposal seeks to:
- Erect a new first floor extension housing the relocated Kitchen, Dining and Lounge, served by a new roof terrace.
 - Reconfigure the existing Upper Ground Floor to accommodate 4x Bedrooms, 3x served by en-suites.
 - Partially extend and reconfigure part of the existing Lower Ground Floor Plan to provide a small office / workshop, served by kitchenette and shower room, with a partially enlarged garage.
 - Erect two small front and rear side extensions, one creating a new entrance porch area with the second replacing the existing southern conservatory, creating a utility room with access to rear terraces.
 - Introduce a variety of landscape alterations around the site which:
 - 1) Partially reconfigure the rear terrace area, steps & walls
 - 2) Reconfigure the main entrance footpath
 - 3) Introduce a new Pond feature, avoiding the sewer pipe
 - 4) Introduce subtle boundary changes to avoid overlooking
 - Reconfigure the car parking layout to provide space for 3x cars
- 6.3 As highlighted previously the proposal has been designed to relate to and reflect characteristics of existing neighbouring context of the Crowsport Estate "Conservation Area" and is designed to have no impact on any surrounding properties or their amenity areas, in terms of overlooking or over shadowing,. This has further been enhanced through the use of carefully positioned obscure glazed screening around the roof terrace and higher level rear / side patio areas.
- 6.4 In terms of finishing materials, the external walls will be re-rendered and painted white, incorporating dark grey metallic coping on top of parapet walls. Additional detailing features such as window and door frames are specified to be grey, which when combined the grey zinc feature panels help create a simply formed white rendered building incorporating Art Deco Style openings and a simple material palette.
- 6.5 Collectively the materials selected for the bungalow have been adopted to help create a proposal which both complements and is sympathetic to the surrounding context, thus enabling an aged bungalow to reflect the neighbouring context with and adopt the principle of first floor living.
- 6.6 In terms of finishing materials, the proposed extended and facelifted bungalow incorporates:
- White Rendered Walls
 - Grey framed composite Doors and Windows
 - Grey zinc panel feature panels, to add interest
 - Grey Zinc or similar Hoppers and Downpipes
 - Grey metallic coping on the parapet walls

- 6.7 In view of the above the proposed extensions with general alterations throughout have been tailored to compliment and respect the Crowsport Estate “Conservation Areas” existing material character, resulting with a modernised dwelling, designed to blend into the established context.



Above: Existing Contextual Isometric image highlighting the mass and material character of the existing bungalow relative to the surrounding Crowsport Estate context.



Above: Proposed Contextual Isometric image highlighting the mass and material character of the extended and remodeled bungalow relative to the surrounding Crowsport Estate context.

7.0 EXISTING & PROPOSED AREA DETAILS

- 7.1 In terms of Area comparisons between the existing house and the remodelled house, provided with new first floor accommodation and roof terrace, please see the table below which confirms that the new first floor accommodation is below 50% of the Upper Ground Floors (existing) gross internal floor area, and therefore complies with size policy set out within the Hamble Le Rice Conservation Area Appraisal 2008.

TABLE 1 – AREA COMPARISONS

| EXISTING BUNGALOW AREAS (GIA) | | PROPOSED BUNAGLOW AREAS (GIA) | |
|----------------------------------|---------------------|----------------------------------|---------------------|
| LOWER GROUND | 121.4m ² | LOWER GROUND | 128.4m ² |
| UPPER GROUND | 140.0m ² | UPPER GROUND | 143.6m ² |
| N/A | | NEW FIRST | 66.6m ² |
| N/A | | ROOF TERRACE | 38.2m ² |
| TOTAL GIA = | 261.4m ² | TOTAL GIA = | 338.6m ² |

8.0 PEDESTRIAN ACCESS

- 8.1 The property at No.14A Crowsport Estate is situated within five minutes walk of Hamble Village Centre, where access to local convenience stores, a number of shops, pubs and restaurants is available.

- 8.2 Pedestrian access for the partially extended and remodelled dwelling will remain as existing, accessed from the Crowsport Estate via a new and reconfigured entrance footpath, leading to the properties front door and entrance porch. The reconfigured footpath approach will provide level access to the new front door and include transition across a pond water feature, to add interest to the approach.
- 8.3 Furthermore due to the excessive size of the Lower Ground Floor Garage, the property includes sufficient spare space to store cycles, supporting localized living.

9.0 CAR PARKING

- 9.1 No.14 Crowsport is currently provided with 2-3 off road car parking spaces, located on the drive in a parallel format, which at present results with the vehicles to the rear being sandwiched in. As per the proposed alterations and in accordance with local planning policy, the application seeks to make minor alterations to the properties existing access drive width, amending the bottom section to allow 3x cars to park in a formal format.
- 9.2 This intervention is achieved by thinning some boundary planting and introducing new section of railway sleeper edgings, to define and widen this area, thus providing opportunity for each car to access or leave the site independently.

10.0 SAFETY & SECURITY

- 10.1 Eastleigh Borough's Local Plan requires that development proposals include measures to enhance the security and surveillance of dwellings, their entrances, and any associated "open space", including cycle storage areas.
- 10.2 General security for the dwelling will be enhanced within this proposal, as the site will be bounded by a new low stepped railway sleeper front boundary wall, defining the front boundary, with natural surveillance maintained or enhanced, through the position and outlook of front habitable windows and adjacent main entrance front door.
- 10.3 The remodelled dwellings main front door will comply with secure by design standards, and all ground floor doors and glazing will be adequately secured to deter criminal activity taking place.
- 10.4 To further strengthen the scene of security, additional external lighting, operated by sensors, will be provided at the main front entrance and around the Lower Ground Floor Garage / Workshop entrance area.

11.0 LIGHTING

- 11.1 In general the remodelled bungalow proposal seeks to provide appropriate levels of artificial lighting in key locations around the property, laminating the:
- Residential front door and entrance area
 - The rear / south side patio and terrace area
 - The garage and adjacent office/ workshop entrance areas
- 11.2 Any new lighting shall be appropriately specified to avoid light shining up into the surrounding trees / vegetation or into any neighbouring properties.

12.0 REFUSE AND RECYCLING

- 12.1 As per the existing site layout, the 2x refuse wheelie bins will continue to be stored within the existing external cupboard, located part under the front terrace area, accessed from the drive and provided with new grey double doors.

SUSTAINABILTY STATEMENT

1.0 SUSTAINABILTY DESIGN PRINCIPLES

This Householders Planning Application for No.14A Crowsport Estate, Hamble Le Rice, Hamble, seeks approval for the erection of a new First Floor Extension served by roof terrace, a small upper ground front and rear side extension, with alterations to the properties site landscape and car parking layout, to accord with Local Planning Policy.

1.2 DEVELOPMENT OVERVIEW

1.2.1 In summary the proposal seeks to:

- Erect a new first floor extension housing the relocated Kitchen, Dining and Lounge, served by a new roof terrace.
- Reconfigure the existing Upper Ground Floor to accommodate 4x Bedrooms, 3x served by en-suites.
- Partially extend and reconfigure part of the existing Lower Ground Floor Plan to provide a small office / workshop, served by kitchenette and shower room, with a partially enlarged garage.
- Erect two small front and rear side extensions, one creating a new entrance porch area with the second replacing the existing southern conservatory, creating a utility room with access to rear terraces.
- Introduce a variety of landscape alterations around the site which:
 - 1) Partially reconfigure the rear terrace area, steps & walls
 - 2) Reconfigure the main entrance footpath
 - 3) Introduce a new Pond feature, avoiding the sewer pipe
 - 4) Introduce subtle boundary changes to avoid overlooking
- Reconfigure the car parking layout to provide space for 3x cars

2.0 BUILDING ENVELOPE AND LAYOUT

- 2.1 Construction of the proposed extensions and alterations will include appropriate insulation levels for all parts of the building, in order comply with Part L1 of the Building Regulations. The construction will be designed to give a SAP (Standard Assessment Procedure) rating of at least 90, and all new / replaced windows and external doors will be double glazed, incorporating trickle vents where needed.
- 2.2 In addition and given the single skin construction of the existing house, all internal external walls will be lined with an additional layer of insulating plasterboard, further improving the dwellings thermal efficiency.

3.0 ENERGY SUPPLY AND USE

- 3.1 Space and hot water heating systems within the development, combined with insulation of the building envelope, will be selected to ensure that the altered parts of the dwelling comply with Part L1 of the Building Regulations.
- 3.2 Where fitted by the client, the dwellings will be equipped with 'A' rated domestic appliances.
- 3.3 Energy efficiency lighting will be specified and installed for all new or altered parts of the dwelling.
- 3.4 Water efficient domestic appliances will be specified, where provided.
- 3.5 Reduced capacity WC cisterns with restrictors will be fitted to reduce water usage – WCs can make up 30% of domestic water usage.

4.0 PROCUREMENT AND CONSTRUCTION

- 4.1 Building materials will be specified for longevity and minimal maintenance. This is desirable not only in the interests of sustainability, but also in the interests of the long term appearance of the building and ongoing maintenance responsibilities.
- 4.2 Building materials will be sourced from sustainable and local sources where a choice is available.

5.0 TRANSPORT

- 5.1 Given the sites location relative to Hamble Village and in accordance with Planning Policy, the large double garage with associated storage areas offers sufficient space for the secure cycle storage cycles.
- 5.2 The site has been provided with 3x off road car parking space, laid out in a formal layout, allowing vehicles to enter and leave site independently.

6.0 WASTE AND RECYCLING

- 6.1 On site segregation for refuse and recycling of materials is to be implemented.
- 6.2 As per existing, the dwellings refuse storage will have sufficient space to allow for storage of standard waste and recycling waste in accordance with Eastleigh Borough Council's refuse collection regime.

APPENDIX A

1.0 CROWSPORT ESTATE RECENT PLANNING HISTORY

C/17/80337 - 28 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of 1no. 5 bedroom two storey dwelling with first floor roof terraces and associated landscaping and car parking, following demolition of existing three bed single storey dwelling

Type of Application: Full planning

Decision: Permit

Decision Date: 08/11/2017

C/17/79957 - 25 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Two storey and single storey extension to form link between house and garage/workshop & conversion of garage/workshop into habitable accommodation

Type of Application: Conservation area

Decision: Permit

Decision Date: 21/03/2017

C/16/78927 - 16 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of four bedroom two storey dwelling with first floor roof terrace & external access stairs (amended design to approval C/15/77331 - part retrospective)

Type of Application: Conservation area

Decision: Permit

Decision Date: 09/09/2016

C/16/78067 - 26 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey extensions, addition of parapet walls to roof, replacement external staircase to provide access to new roof terrace, alterations to ground level to create raised patio, elevational changes including alterations to fenestration and addition of render, and provision of flue to roof (amended description).

Type of Application: Conservation area

Decision: Permit

Decision Date: 22/06/2016

C/15/77331 - 16 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey extensions, porch canopy and first floor extension including balconies and parapet walls creating additional living accommodation

Type of Application: Conservation area

Decision: Permit

Decision Date: 21/01/2016

C/15/76351 - 14 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey side, front and rear extensions, addition of first floor living accommodation including roof terrace with parapet walls, visibility screening and construction of detached garage to rear.

Type of Application: Conservation area

Decision: Permit

Decision Date: 02/07/2015

C/14/75481 - 21 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Two storey front extension, provision of canopy roof to front entrance, raising of roof to provide first floor accommodation, addition of glass balustrade to existing roof terrace, front extension to existing garage and addition of chimney at side (amended scheme)

Type of Application: Conservation area

Decision: Permit

Decision Date: 09/02/2015

C/14/74525 - 25 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Two storey & single storey extension to form link between house & garage

Type of Application: Conservation area

Decision: Permit

Decision Date: 20/06/2014

C/14/74203 - 10 Crowsport, Satchell Lane, Hamble-Le-Rice, Southampton, SO31 4HG

Single, two storey & first floor extensions, first floor balcony/terrace to front elevation, replacement single garage and addition of boundary wall & steps to front (amended description)

Type of Application: Conservation area

Decision: Permit

Decision Date: 03/10/2014

C/13/72866 - 25 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey extension to link house with existing double garage into habitable accommodation (amended scheme)

Type of Application: Conservation area

Decision: Permit

Decision Date: 19/08/2013

C/12/70939 - 21 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Two storey front extension, provision of canopy roof to front entrance, raising of roof to provide first floor accommodation & addition of glass balustrade to existing roof terrace

Type of Application: Conservation area

Decision: Permit

Decision Date: 07/01/2013

C/11/69820 - 27 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Single storey side extension, first floor rear glazed extension & elevational alterations.

Type of Application: Conservation area

Decision: Permit

Decision Date: 02/12/2011

C/11/69158 - 11 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Valid date: 25/05/2011

Single storey side & rear extensions, external staircase, new parapet walls, balustrading, formation of roof terrace & raised decking

Type of Application: Conservation area

Decision: Permit

Decision Date: 14/09/2011

C/10/67977 - 22 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of replacement 2 storey dwelling

Type of Application: Conservation area

Decision: Permit

Decision Date: 05/01/2011

C/08/63584 - 5 Crowsport, Hamble-le-Rice, Southampton, SO31 4HG

Construction of replacement dwelling (amended scheme)

Type of Application: Conservation area

Decision: Permit

Decision Date: 01/12/2008

F/07/61328 - 22 Crowsport, Hamble-Le-Rice, Southampton, SO31 4HG

Construction of replacement dwelling

Type of Application: Full planning

Decision: Permit

Decision Date: 26/11/2007