HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69963

DESCRIPTION	Single storey rear extension
ADDRESS	23 Wilderness Heights West End Southampton SO18 3PS

SITE VISIT DATE	9/12/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Extension has a pitched roof and measures 10.9m(w) by 3.9m(d) by 4.2m(h).
TOPOGRAPHY	Site is relatively flat, although there is a 0.7m drop in level down to no.24.
TREES	None affected
BOUNDARY TREATMENT	2m high close boarded fence.
SITE CHARACTERISTICS	Two storey detached house in medium sized plot.
CHARACTER OF LOCALITY	Residential area. No.22 has a side extension with a garage and utility room window facing the application site. No.24 has a rear conservatory.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
25 Wilderness Heights	Supporting the development

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE

DEVELOPMENT PLAN POLICIES

Supplementary Planning Document: Quality Places

CHARACTER APPRAISAL AREA

Not within detailed Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Noted					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan requires development to take full and proper account of the context of the site including the character and appearance of the locality and be appropriate in mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

The size and design of the single storey extension is appropriate for the house and leaves a reasonable sized garden. The extension is positioned at the rear of the property, where it will not have a material impact on the character and appearance of the locality.

The single storey extension is within 1.8m of the house at no.22 and runs parallel to this property. No.22 has two side windows facing onto the proposed extension. When assessing the impact on these residents, I note that their side windows are for a garage and utility room that are not primary habitable rooms. I also note that the outlook and light received by these windows are already restricted by a high boundary fence. On this basis I consider that the proposal will not have a material impact on the amenities of no.22 by way of loss of light or outlook. The extension has no side windows so there will not be any additional overlooking. The position of the extension means that the amenity of other neighbours will be affected by the development.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSION

Recommend Permit