HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69871

DESCRIPTION	First floor rear extension with side dormer window (amended design)
ADDRESS	Linden Lea Allington Lane West End Southampton SO30 3HQ

SITE VISIT DATE	23/11/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Insertion of flat roof dormer window on previously approved first floor extension. Dormer window measures 4m(w) by 1.8m(d) by 1.2m(h).
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	1.8m high close boarded fence.
SITE CHARACTERISTICS	Detached bungalow set is a large long plot.
CHARACTER OF LOCALITY	Cluster of detached properties within designated countryside wide variety of styles and scales with no uniformity to street scene. Many properties have been extended with both adjoining properties having two storey rear extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69465	First floor rear extension	Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	Objection – Loss of privacy

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Countryside

DEVELOPMENT PLAN POLICIES

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 1.CO, 9.CO & 59.BE.
Supplementary Planning Document: Quality Places

CHARACTER APPRAISAL AREA

Not Within Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1	-	Delivering Sustainable Development
PPS 7	-	Sustainable Development in Rural Areas

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	

Discussed in the assessment section

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		

Other …

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.

Visual Amenity

The first floor extension has already been approved and the planning application is for a new dormer window on the eastern side elevation. The dormer window is set in from the main roofline and is fairly slim line covering only a small section of the properties roof. The dormer window will not be particularly prominent as the properties along Allington Lane are set along way back from the road and vary in style.

Residential Amenity

The dormer window serves a landing and is high level (The lowest point being 1.73m above floor level). This means there will be no overlooking into the neighbouring house. The dormer window is not considered to have an unacceptable impact to neighbouring properties by way of a loss of light, outlook or be overbearing.

The development complies with the requirements of Policy 1.CO, 9.CO & 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

Permit