HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70135

DESCRIPTION	First floor side extension & front porch
ADDRESS	24 Hound Road Gardens Netley Abbey Southampton SO31 5FW

SITE VISIT DATE	4/1/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	First floor side extension over lounge and part of garage. Extension has a pitched roof and measures 4m(w) by 6m(d) by 6.8m(h). Front porch with a pitched roof measuring 2.2m(w) by 1m(d) by 3m(h).
TOPOGRAPHY	Fairly level
TREES	Blanket TPO behind house, although this area should not be affected by the development.
BOUNDARY TREATMENT	Mixed fencing
SITE CHARACTERISTICS	Two storey semi detached house in wide corner plot positioned at the end of the road. The plot has already been heavily extended at single storey level.
CHARACTER OF LOCALITY	Residential area of similar houses some of which have small two storey side extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69508	First floor side extension, front porch & single storey rear extension	Refused

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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
Supplementary Planning Document: Quality Places

CHARACTER APPRAISAL AREA

Not within detailed Bursledon, Hamble-le-Rice and Hound 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

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.

The first floor extension has been stepped in from the existing house and its width reduced to 4m. On this basis the extension is considered to be sympathetic to the existing house and will retain sufficient spacing, at first floor level, between the house and neighbouring property. It is considered that the extension will fit in with the character of the locality, particularly as there are examples of different style two storey side extensions within Hound Road Gardens. The small front porch is also considered acceptable adding interest to the property.

The extension and porch is a far enough distance away from the neighbouring properties so as not to have an unacceptable impact on neighbours' amenities, by way of a loss of light, outlook, overbearing or impact. The first floor extension has no windows that would directly look into the neighbouring properties.

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