**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70692**

| | |
|---|---|
| DESCRIPTION | Single storey rear extension, following demolition of existing extension & insertion of 1no. first floor window to south side elevation |
| ADDRESS | Byways Portsmouth Road Bursledon Southampton SO31 8EP |

| | |
|---|---|
| SITE VISIT DATE | 12/6/12 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DETAILED DESCRIPTION OF APPLICATION | Replacement single storey pitched roof extension. Extension is at the rear of the property and measures approximately 8m(w) by 5m(d) by 3.5m(h).<br><br>Proposal includes 1no. obscure glazed side facing window. |
| TOPOGRAPHY | Relatively flat |
| TREES | None affected |
| BOUNDARY TREATMENT | High close boarded fence and trees around rear garden. |
| SITE CHARACTERISTICS | Two storey detached house in large plot. |
| CHARACTER OF LOCALITY | Residential area |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| | No recent householder extensions. There have been planning applications to put dwellings on their garden to the side of the house. | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| 1 neighbour letter | I object on the grounds that the contractors and owners vehicles are not parked with due consideration and work is carried out on a Saturday evening with no consideration to the noise levels made. |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Parish Council | No objection |
| Environmental Health | It should be brought to the applicant attention that the application site lies on a formerly excavated ground and there is the potential of ground contamination. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area |

**DEVELOPMENT PLAN POLICIES**

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

**CHARACTER APPRAISAL AREA**

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 16

**SPECIAL POLICY AREA**

None

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework

**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 | | |
| Other … | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | | |
|---|---|---|---|---|---|
| | None received | | See below | | |
| Other … | | | | | |

**PLANNING OBLIGATION/CONSIDERATIONS**

Not applicable

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**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."

**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 considered to be sympathetic to the existing house. The extension is positioned at the rear of the house where it can not be viewed from the public realm and will not impact the residential character of the locality.

The garden has good boundary screening and the house is set back from its immediate neighbour (no.24). On this basis the single storey rear extension is not considered to have an unacceptable impact on the neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

The site will retain a good sized rear garden and therefore the proposal is not considered to result in the overdevelopment of the plot. The scale of development is small and it would be unreasonable to refuse or apply conditions restricting contractors traffic/vehicle parking.

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