HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73445

DESCRIPTION	Single storey side extension with disabled access ramp & retaining wall in garden
ADDRESS	2 Barnsland West End Southampton SO30 3AL

SITE VISIT DATE	19/11/13
ARE PLANS ACCURATE?	Amended plans submitted 9 December showing revised ramp and no handrailing.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Pitched roof single storey side extension with disabled access ramp & retaining wall in garden. Extension is already built up to wall plate level (F/11/69869), this application adds a pitched roof and altered access ramp. The extension replaces a smaller single storey utility room to side.
TOPOGRAPHY	Split level site with side/rear garden raised. Land outside of curtilage slopes gradually.
TREES	None affected
BOUNDARY TREATMENT	1.80m high fence all round with new metal double and single access gates.
SITE CHARACTERISTICS	Semi detached house surrounded by high close board fencing. The fence is quite imposing on the street scene but does not form part of the application and appears to be set well back so assumed to be PD. Rear part of garden has a summer house, pond, pet enclosure/housing and a decked area adjacent to the house.
CHARACTER OF LOCALITY	Residential estate of inter war/post war semi detached pairs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69869	Single storey side extension with disabled access ramp & retaining wall in garden	Permit 18/01/12

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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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 SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 1

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance 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				

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

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."

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 extension is considered to be sympathetic to the existing property and the character of the locality.

The proposed retaining wall and access ramp are also both considered to be acceptable in that they will not result in any adverse impact on the street scene.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend permission