HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73136

DESCRIPTION	Application for new planning permission to replace extant planning permission F/10/67450 for first floor side extension
ADDRESS	12 Woodstock Close Hedge End Southampton SO30 0NG

SITE VISIT DATE	28/10/13
ARE PLANS ACCURATE?	YES
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	YES

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed extension would extend above the existing ground floor element and propose an additional bedroom at first floor, revised internal alterations to include a new garage at ground floor.
TOPOGRAPHY	Driveway drops down but remaining site is relatively flat.
TREES	No trees to be affected
BOUNDARY TREATMENT	A mix of close boarded fencing and brick walls.
SITE CHARACTERISTICS	Detached two storey property with a medium sized rear garden and frontage parking.
CHARACTER OF LOCALITY	Residential, largely characterised by detached dwellings, semi detached dwellings and rows of small terraces.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/67450	First floor side extension	Approved 25/8/10

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
NONE	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objections

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 SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – 74 no specific characteristics identified.

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 received		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	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 extension is considered to be sympathetic to the existing property and the character of the locality. Although the extension would be flush with the property, there is still a break from the garage and gable projections that would visually break up the frontage of the property. The site can accommodate 3 spaces on the frontage for the enlarged house which complies with standards.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the size and siting of the development. The neighbouring property at number 11 Woodstock Close lies to the side of the application site so consideration needs to be given to the impact to this property. Due to the position of the extension, set against the existing property and distance and spacing from the common boundary then no visual/overbearing/light impact is considered from the development. A condition is however recommended to ensure that the neighbour at no. 11 is not unacceptably overlooked by ensuring the side window at first floor is obscure glazed and fixed shut.

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 pre-submission 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 approval.