HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/73853

DESCRIPTION	Single & two storey side & rear extensions & conversion of loft into living accommodation with 2no. front facing dormer windows
ADDRESS	Athgarvan Dodwell Lane Bursledon Southampton SO31 1AR

SITE VISIT DATE	21/1/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Extension attaches to the rear garage and has a footprint of 9.5m(w) by 6.5m(d). The two storey element has a side dormer and is a maximum of 7m high. The scheme also includes 2no. pitched roof front dormer windows each measuring 1.8m(w) by 1.6m(d) by 2.6m(h).
TOPOGRAPHY	Gentle downwards slope to far corner of the garden.
TREES	There is an ever green tree directly adjacent to the garage.
BOUNDARY TREATMENT	High hedging located along the site boundaries with Dodwell Lane and Oakhill. There are some views through beside Modus Vivendi.
SITE CHARACTERISTICS	Large two storey detached property set in a big corner plot.
CHARACTER OF LOCALITY	Residential Area

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No response
Trees	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 Pre-Submission Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 17 (No relevant guidance)

SPECIAL POLICY AREA

None

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	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 size and design of the two and single storey extension is considered to be suitable for the large house located within its substantial plot. The front dormer windows are in proportion to the roof slope and mirror the pitch present in the existing house. The design and scale of the house is already different from the neighbouring dwellings and so the extensions will be less noticeable than if they were on adjoining properties. The house is also well screened behind a high evergreen fence and so the proposal will have little impact on the character and appearance of the locality.

The proposal is a good distance and at an angle to the neighbouring dwellings. The rear windows will look at the side wall of Modus Vivendi, which has one small side window presumably serving a landing. The proposed side dormer window is for a bedroom and as it is 24m away from its boundary with 1 Oakhill Terrace will not result in significant levels of overlooking. Overall it is considered that the proposal will not have an unacceptable impact on neighbouring dwellings by way of a loss of light, outlook, overbearing impact or overlooking.

The site is retains a good sized garden and driveway and 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 Permit