HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70977

DESCRIPTION	Single storey front and first floor side extensions and replacement rear conservatory
ADDRESS	42 Swincombe Rise West End Southampton SO18 3NL

SITE VISIT DATE	27/6/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	First floor side extension with pitched roof measuring 2.6m(w) by 8.8m(d) by 7.7m(h). The extension includes a small single storey front projection with a pitched roof. Scheme includes a rear conservatory measuring 3.2m(w) by 3.8m(d) by 3.3m(h).
TOPOGRAPHY	The garden has three levels stepping up to the rear of the property.
TREES	None
BOUNDARY TREATMENT	High hedge and fence surround rear garden
SITE CHARACTERISTICS	Two storey detached house in a medium sized plot. House has previously been extended with a single and first floor side extension and rear conservatory. Both of which will be replaced by the proposal.
CHARACTER OF LOCALITY	Residential. A number of properties within the locality have first floor/ two storey side extension including the immediate neighbour at no.41

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/40079/1	First floor side extension	Permit 2003
F/08/62505	First floor side extension (at no.41)	Permit 2008
Z/33029	Two storey side extension (at no.39)	Permit 1993

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 POLICIES

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

CHARACTER APPRAISAL AREA

Not within detailed Hedge End, West End and Botley Character Area

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	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

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.

First Floor Extension

The house already had a side garage with a high roofline that turns into a second storey at the rear. The proposal will raise the front part of the roof by around 1.7m to convert it to a two storey extension. The design and size of the extension matches that of the house and will leave a small gap to the neighbouring property. The first floor extension should also fit comfortably alongside other two storey extension present on some of the neighbouring houses.

The first floor extension will be positioned directly adjacent to the neighbouring house (no.41), which has no primary side facing windows. As such it is considered that there will not be an unacceptable impact to this neighbouring property by way of a loss of light, outlook, overbearing impact or overlooking.

Conservatory

The proposal will raise the conservatory's roofline by approx 0.5m, which is a relatively small alteration. The ground level rises up behind the conservatory and it is well screened by the high site boundaries. On this basis the conservatory's roof alterations will have no detrimental impact on the appearance of the house or amenity of 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/or legislative background.

CONCLUSION

Recommend Permit