HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69204

DESCRIPTION	Single storey side extension & raising of roof to provide, increased first floor accommodation with side facing roof lights
ADDRESS	19 Crows Nest Lane Botley Southampton SO32 2DD

SITE VISIT DATE	25/07/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application is for extensions and alterations to create a two storey property with integral garage.
TOPOGRAPHY	Level site
TREES	None to be affected
BOUNDARY TREATMENT	Rear garden is enclosed with a 1.8m fence along the northern (side) boundary and mature vegetation along with the west (rear) and south (side). 2m hedge partially screens the front of the property.
SITE CHARACTERISTICS	Detached chalet style bungalow with existing front and side dormers. Fairly large plot with enclosed garden to rear and garden with parking to front. Existing single detached garage.
CHARACTER OF LOCALITY	Residential, consisting of a wide variety of property styles and sizes. Large two storey property to the north and extended chalet bungalow to the south.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	Objection. Overdevelopment of the site, out of keeping with the surrounding streetscene, request that application go to HEWEB LAC.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Adjacent to Designated Countryside

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

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		
The issues raised in relation to character and appearance are discussed below. The application was not referred to LAC by Members.				

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."

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.

Principle

The site falls within the urban edge with the principle of development being acceptable provided it accords with the relevant policies within the Local Plan.

Character and appearance

The proposed alterations will significantly alter the appearance of the existing bungalow. These changes are, however, considered to appropriate in that they will modernise the bungalow with a strong, attractive design. The street scene is varied along Crows Nest Lane with a mix of property styles and sizes and no uniformity. The application property sits adjacent to a modern, large two storey dwelling to the north and an extended chalet bungalow to the south and will therefore not appear as over prominent or out of keeping both in terms of its design or scale. The proposals are not considered to result in an over development of the site. The proposed footprint is not significantly larger than that which exists already and the plot size is more than adequate to accommodate the resulting property.

Residential Amenity

Due to the design of the proposed alterations and the relationship to surrounding properties there will be no unacceptable impact in terms of loss of light, loss of privacy or overbearing visual impact.

Highway Impact

There is ample parking within the site so no objections are raised on highway grounds.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommendation is to approve for the reasons stated above.