HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69975

DESCRIPTION	Single storey rear extension
ADDRESS	133 Monks Way, Eastleigh, SO50 5BG

SITE VISIT DATE	02/12/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for a single storey rear extension measuring 3.9m in depth, 3.17m in width, and 3.65m in height. The extension will have a pitched roof and will be situated approximately 0.1m from the boundary with the property to the south, No. 131 Monks Way. The application is a re-submission following the refusal of application F/11/69651 for a single storey rear extension of a greater depth (5.1m).
TOPOGRAPHY	The site is relatively flat.
TREES	There will be no trees affected by the proposed extension.
BOUNDARY TREATMENT	The northern boundary is marked by a 2m high wall between the rear elevation of the dwelling and the existing outbuilding with 1.8m high fencing along the remainder of the boundary as well as along the rear (western) boundary. The southern boundary is marked by close boarded fencing at a height of 1.8m immediately abutting the dwellinghouse and then dropping to a height of 1.5m with a further 0.2m of trellising above along the remainder of the length of the boundary.
SITE CHARACTERISTICS	The property is an unaltered 1950s brick built terraced dwellinghouse set on a relatively small plot of approximately 0.2 hectares. The property has a fairly long but narrow rear garden measuring approximately 6.5m in width by 17m in length. There is an existing original brick built outbuilding/store in the rear garden which shares a party wall with the store of the neighbouring property to the north, No. 135 Monks Way.
CHARACTER OF LOCALITY	The site lies within the Eastleigh Character Area ELAC 22 and forms part of an established residential estate consisting of mainly terraced and some semi-detached dwellinghouses on small to medium sized plots. The property forms part of a uniform terrace consisting of 6 dwellings all of similar house types. The property to the north, No. 135 Monks Way has an existing single storey rear extension of a depth of approximately 4.2m.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69651	Single storey rear extension	Refused 31/10/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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) Saved Policy 59.BE
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 22

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 and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below			
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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

Saved 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 application seeks approval for the erection of a single storey rear extension measuring 3.9m in depth, 3.17m in width and 3.65m in height. The application is a re-submission following the refusal of application F/11/69651 in October 2011 which had sought approval for a larger extension of a depth of 5.1m. Whilst the design of this extension was considered to be acceptable, it was felt that the depth was excessive and as such would have resulted in a form of development that would not be in sympathy with the existing dwelling and would have resulted in an unacceptable impact on the amenity of the neighbouring property, No. 131 Monks Way, by way of loss of outlook.

The revised application has sought to address this reason for refusal through the reduction of the depth of the extension by 1.2m to 3.9m. It is considered that this depth is much more appropriate given the size of the host dwelling and narrowness of the properties rear garden and is also in keeping with a similar extension to the neighbouring property to the north, No. 135 Monks Way, which has a depth of 4.2m.

With regards to the impact on the amenity of the neighbouring property to the south, No. 131 Monks Way, whilst the extension remains in close proximity to the shared boundary at a distance of approximately 0.1m, it is considered that the reduction in the depth of the proposed extension to 3.9m has served to mitigate any potentially significant detrimental impact on the amenity of the occupiers of this property by way of loss of outlook.

Overall, it is considered that the applicant has addressed the issues raised by the previous refused application and the revised extension therefore complies with the requirements of Saved Policy 59.BE.

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

The application is recommended for approval subject to conditions.