HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68912

DESCRIPTION	Two storey rear extension with construction of roof space to habitable accommodation & construction of dormers on all elevations
ADDRESS	71 Upper St Helens Road Hedge End Southampton SO30 0LS

SITE VISIT DATE	17/5/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	First floor rear extension with a hipped roof measuring 7.8m(w) by 3m(d) by 6.4m(h). Conversion of roof space to habitable accommodation with 1no. dormer window on each elevation and an additional two velux windows on each of the side elevations.
TOPOGRAPHY	No.73 ground level is approx 0.5m lower than application site. The site also rises upwards towards properties at rear.
TREES	None affected
BOUNDARY TREATMENT	Mixed height fencing.
SITE CHARACTERISTICS	Detached bungalow with single storey rear extension. Bungalow is long and thin with a clean roofline.
CHARACTER OF LOCALITY	Mixed residential area. There is a row of houses immediately to the South West and predominantly bungalows (some with dormer windows) to the North East.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of objection (10 Coniston Gardens)	The rear dormer window would overlook their garden and two bedroom windows causing a loss of privacy.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town 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 : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 30 (No relevant guidance)

SPECIAL POLICY AREA

None

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	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
There is over 27m between the proposed rear dormer window and the neighbours garden. At this distance there should not be a significant loss of privacy.					

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 roof conversion and first floor extension is considered to be subservient to the existing property, respecting its style and proportions. The pitch and placement of the front and rear dormer windows follow that of the existing bungalow and the use of flat roof side dormer reduces their prominence. The proposal is considered to be an acceptable development that would fit comfortably alongside the many different style houses and bungalows within St Mary's Road.

The proposal has been hipped at the rear to reduce its bulk and projects no further than the existing single storey extension. It is therefore not considered to be overbearing or affect the outlook of the adjoining properties. No.69 has no side windows facing onto the development. No.73 has two side facing windows but the development is unlikely to further restrict their daylight. The proposal passes the daylight test outlined in Supplementary Planning Guidance: Residential Amenity in the Borough of Eastleigh. The new side dormer and velux windows will be able to overlook the neighbouring properties and so a condition will be used to ensure that they are obscure glazed or above eye line. Obscuring the side windows brings the scheme in line with permitted development.

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

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

CONCLUSION

Recommend Permit