HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70226

DESCRIPTION	Conversion of garage & addition of single storey front & rear extensions
ADDRESS	24 Woodstock Close Hedge End Southampton SO30 0NG

SITE VISIT DATE	1/2/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The front extension measures 4.5m(w) by 1.5m(d) by 3.4m(h). The rear extension measures 4.8m(w) projects 3.7 behind the house's rear wall and is 3.7m(h). Both extensions have a pitched roof.
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	Approx 2m high close boarded fence along side boundaries and high wall at rear.
SITE CHARACTERISTICS	Two storey linked detached house in corner of cul-de-sac.
CHARACTER OF LOCALITY	Residential area. There are examples of garage conversions within Woodstock Close.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	Objection - Overdevelopment and concern for the conversion of a garage in an area that is severely affected by street parking and requires on-site facilities.
Environmental Health	The site is located within an area this Service has defined as a Tannery, about which we hold little information. Recommend conditions regarding excavated materials and if contamination is found.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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 Hedge End, West End and Botley Detailed Character Area

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		See below		
The amount of development and car parking requirements are discussed in the assessment section. If approved the suggested conditions will be imposed.				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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.

Front Extension/ Garage Conversion

The single storey front extension is relatively small and fits in with the style of the house. As it projects just 1.6m further than the neighbouring house, it is not considered to be visually obtrusive or block out the neighbours light. The property is tucked away at the corner of Woodstock Close, where there are other examples of garage conversions and slight variations in house design. The proposal will therefore not adversely impact the character and appearance of the locality. Even with the loss of the garage the required two off road parking spaces can be accommodated on the property's substantial frontage.

Rear Extension

The single storey rear extension projects 3.7m behind the house's rear wall, which is a similar distance to no.26 conservatory. The style and proportions of the extension are considered appropriate for the house and the property will retain just enough garden area (about 64% of the house's footprint). The proposal is not considered to be an overdevelopment of the plot. The rear extension will be situated behind a high fence, where it is not considered to have an unacceptable impact on neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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