HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70118

DESCRIPTION	Single storey rear extension
ADDRESS	Avalon Hungerford Bursledon Southampton SO31 8DF

SITE VISIT DATE	4/1/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear extension with a flat roof measuring 5.9m(w) by 2.5m(d) by 2.7m(h).
TOPOGRAPHY	Ground level rises towards back of the garden
TREES	None
BOUNDARY TREATMENT	2m high close boarded fence.
SITE CHARACTERISTICS	Detached chalet style bungalow which has been has been extended to the side. There is a small single storey extension that will be removed to make way for the extension.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69941	Retrospective Application for a single storey front extension (amended design)	Valid
F/11/69205	Single storey front extension	Permitted

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Burseldon Parish Council	
Old Bursledon Action Group	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Countryside

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 9.CO, 179.LB
Supplementary Planning Document: Quality Places

CHARACTER APPRAISAL AREA

None

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

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.

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

1: CO - limits development in the countryside unless it meets the criteria in other policies of the plan.

9.CO - allows extensions to dwellings in the countryside subject to a number of criteria. The most relevant of these to this proposal are:

(iii) the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or its plot.

(iv) The design of the extension should not materially worsen the impact on its immediate surroundings.

Policy 179.LB seeks to protect the special loose knit character of Old Bursledon and ensure the retention of existing open areas. It states that further development within the special policy area will be refused with the exception of replacement dwellings, appropriate extensions and changes of use that respect and enhance the character of the Special Policy Area. The policy's preamble states that as a guide the council is unlikely to support extensions to existing dwellings that exceed a 15% in their original external floor space. The Special Policy area is described in further detail in BHH 23 Bursledon, Hamble-le Rice & Hound Character Area Appraisal.

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.

Assessment

The single storey extension is relatively small and its design is typical of those found on residential properties. The property has a two storey side extension, which together with the proposal and permitted front extension, exceeds the 15% limit. However, the small extension will not result in the property becoming significantly larger than its neighbours, particularly as properties along the road vary in size and style. The extension is positioned at the rear of the property where it can not be viewed from the public realm and will have no significant impact on the character and appearance of the Old Bursledon Special Policy Area.

The single storey extension has a low flat roof and is positioned behind high fencing. On this basis the proposal is not considered to have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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

Permit