CONCLUSION

Recommend Permit

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.

Visual amenity

The proposal generally maintains the shape of the bungalow and will leave the property with a good sized garden. The extended bungalow will be of a similar size and design to the adjoining chalet bungalow (no.23), which also has a flat roof side dormer and rear gable end. The proposal is considered to fit into the locality, where there is a variation in bungalows along Wildern Lane and a wider variety of property types in Sowden Close.

Impact on neighbours

The proposed two storey rear extension projects a similar distance to that of the neighbouring extension and there is over 1m gap between the two properties. Therefore the extension should not be visually intrusive and should not restrict light received by the neighbours side roof lights.

Overlooking

The scheme includes a side dormer window that looks onto Sowden Close and 19 Wildern Lane. No.19 does not have any first floor side windows and the distance between these properties means there should be no material overlooking. The proposal introduces a rear first floor juliet balcony (that would have a similar impact to a large first floor bedroom window) and is a feature that is becoming more common in residential areas. The proposal also includes a rear terrace, that is now only marginally higher than ground level and sits behind a high boundary fence. Therefore the terrace should not be visually prominent or increase levels of overlooking into the adjoining properties.

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

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Parish 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 : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Within Hedge End, West End and Botley Character Area – HEWEB 35 (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		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70113

DESCRIPTION	Two storey rear extension with side dormer window, rear juliet balcony & raised patio
ADDRESS	21 Wildern Lane Hedge End Southampton SO30 4EE

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	As above. Two storey extension has a gable end and measures 8.3m(w) by 5m(d) by 7m(h). The extension includes a flat long dormer window on its southern elevation. Following the extension is a 3m deep decked area, which has been amended so that it is no longer up to 1.2m above ground level, but is now a little above ground level
TOPOGRAPHY	Land slopes gently downwards towards rear of garden.
TREES	TPO 276 covers 6 Oaks, 1 Birch, 7 Hawthorn & 4 Cherry and runs along the rear of the site.
BOUNDARY TREATMENT	Approx 2m high fencing/ wall along side of garden. Tall trees to the rear.
SITE CHARACTERISTICS	Detached bungalow with rear conservatory and steps down into garden. The conservatory and steps will be replaced by the proposal.
CHARACTER OF LOCALITY	Residential area. The neighbouring property (no.23) has a similar two storey rear extension and side dormer window.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/27880/1	No. 23 Construction of rear extension and insertion of velux type windows to north elevation to provide living accommodation in the roof space.	Permit 1994
Z/27880/2	No. 23 Construction of dormer window in side elevation	Permit 1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES