HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/73985

DESCRIPTION	Single storey rear extension
ADDRESS	9 Grange Park Mobile Homes Shamblehurst Lane South Hedge End Southampton SO30 2AT

SITE VISIT DATE	2/4/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension at rear of mobile home measuring 3.5m(w) by 1.2m(d) by 2.4m(h). Extension has a flat roof.
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	Mixed height fencing around rear garden.
SITE CHARACTERISTICS	Site encompasses a static caravan with garden to the rear and driveway at the side. There is a shed in the rear garden.
CHARACTER OF LOCALITY	The site is located within a mobile home park, where single storey extensions have been permitted on other properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

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Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Document: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Not within detailed Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance 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

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

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 extension is relatively small and its design is considered to be sympathetic to the existing static caravan. The extension is at the rear where it is not easily viewed and will not have a material impact on the character of the locality. The site has good boundary screening and the single storey extension is in a position where it would not 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 an adequate sized garden and would not result in the overdevelopment of the plot.

A letter has been provided from First Wessex confirming that the development should meet the requirements of the caravan licence.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend Permit

REF. NO. «AltRef»