MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. X/12/70305

DESCRIPTION/ ADDRESS	Variation to condition 16 of planning permission F/09/65808 to allow the addition of a roof light in front elevation 1D Granada Road Hedge End Southampton SO30 4AL

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two bed chalet bungalow with off road parking and garden to side, together with new 2m wide footpath along the frontage permitted under F/09/65808. The scheme is under construction. The proposal involves the addition of a rooflight to the front to enable the internal layout to be rearranged to provide a larger bedroom and bathroom. Permission needed for the rooflight as condition 16 removed PD for any additional windows.
SITE AREA	0.05
RESIDENTIAL DEVELOPMENT DENSITY (NET)	20 dph
TOPOGRAPHY	Relatively flat
TREES	None of note to be effect.
BOUNDARY TREATMENT	Set behind 2m high gates and hedging along Granada Road 1.8m high fencing and hedging around the side boundaries.
SITE CHARACTERISTICS	Previously a commercial wood/log prep business with storage of materials and timber. Numerous storage buildings.
CHARACTER OF LOCALITY	Residential. Mix of housing types – single, 1.5 and two storey in height. Recently granted for undertakers at no.32.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Outline consent	Detached dwelling	Permitted 2001
F/06/58043	Detached dwelling	Refused 2006
F/09/65808	Detached dwelling	Permitted 2010

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Council	Object (no further comment given)

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved policy 59.BE
Supplementary Planning Guidance : Quality Places

PLANNING POLICY GUIDANCE / STATEMENT

PPG -
PPS - 1

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to impact on the character and appearance of the area and amenity of neighbouring properties

COMMENT ON CONSULTATION RESPONSES

See below

COMMENT ON REPRESENTATIONS RECEIVED

NA

PLANNING OBLIGATION/CONSIDERATIONS

Contributions secured under the original scheme in 2010. The proposal would not result in needing to review these contributions due to no increase in bedroom numbers

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."

The proposal is considered to comply with relevant Development Plan policies and guidance set out in the SPD on Quality Places.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Policy 59.BE advises development should be in keeping with its surroundings and amongst other criteria not to result in undue overlooking of neighbouring properties. The proposal would introduce a first floor window fronting out on to Granada Road, but this would not cause unacceptable overlooking of the properties opposite by virtue of the distance (17m) and the fact the window serves a bathroom rather than a habitable room or bedroom. There is no minimum distance between windows to the front of a dwelling.

The introduction of a rooflight would not undermine the design or appearance of the permitted dwelling, nor would it increase the number of bedrooms.

The remainder of the dwelling remains as permitted.

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/or legislative background.

CONCLUSIONS

The amended scheme accords with Local Plan policy and is recommended for approval