HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72029

DESCRIPTION	Single storey side extension
ADDRESS	86 Lower Northam Road Hedge End Southampton SO30 4FT

SITE VISIT DATE	27/02/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension proposed to side elevation extending out by 900mm from existing utility, and having a width of 3.225m. Maximum height 3.2m.
TOPOGRAPHY	Mainly level site.
TREES	None affected.
BOUNDARY TREATMENT	1.8m panelled fencing along boundaries, including 1.8m fence and gate screening to the front of the property.
SITE CHARACTERISTICS	Semi detached two storey period property which has previously been extended to the rear with a two storey extension. Red/brown brickwork, white pvc frames to the windows and doors, and brown roof tiles. Garden is of a good size with a large patio/seating area next to the property with established planting towards to the rear, and is well screened.
CHARACTER OF LOCALITY	Residential area within the urban edge. Properties within the locality are a mixture of styles and designs and are either semi detached or detached with reasonable sized gardens.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
30390/000	Erection of two storey side extension and single storey rear extension.	Permit – 01/11/1991.
F/08/63208	First floor rear extension.	Permit – 20/08/2008.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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Hedge End Town Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

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

Eastleigh Borough Local Plan Review (2001-2011) - 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 – DM1

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 33

SPECIAL POLICY AREA

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON REPRESENTATIONS RECEIVED

n/a					

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."

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.

This is a two storey semi detached property which has previously been extended to the rear with a two storey extension, and is located within a residential area close to the centre of Hedge End.

The proposal is for the erection of a single storey extension to the side of the property in order to enlarge upon the existing utility area. The extension will have a lean to tiled roof and will measure 900 mm in depth, 3.225 in width, and approximately 3.2m in height.

In terms of its size, scale and design, the proposed extension is considered to be acceptable; it has a modest footprint and is in keeping with the appearance and character of the existing dwelling.

Due to the location of the extension and the 1.8m fencing screening the development it will only be partially visible from the highway and it is, therefore, considered that it will not have any detrimental impact on either the street scene or the wider character of the area.

There would also not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the extension, its size and the screening in place.

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 and Policy DM1 of the pre submission Eastleigh Borough Local Plan 2011-2029).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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

The single storey side extension is considered to be appropriate in terms of its size, scale and

CONCLUSION

design and would not have a detrimental impact on the amenity of neighbouring properties, or on the character and appearance of the locality.

This application is recommended for approval.