HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74576

DESCRIPTION	Single storey front extension & porch to replace existing porch & bay window
ADDRESS	10 Four Acres Botley Southampton SO30 2EL

SITE VISIT DATE	04/06/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension to the front of the property to replace an existing porch and bay window. The extension has a maximum depth of 1.575m and extends across the front of the property by 6 metres, the maximum height is 4 metres.
TOPOGRAPHY	Mainly level site.
TREES	None affected by proposals.
BOUNDARY TREATMENT	Front boundary hedging and picket fence to side boundaries.
SITE CHARACTERISTICS	Two storey semi-detached dwelling, red/brown brickwork and plain roof tiles. Small area of enclosed front garden, mainly lawned, and off road parking for one vehicle. Reasonable sized plot.
CHARACTER OF LOCALITY	Residential area within the urban edge. Properties are semi detached within Four Acre and encircle a central green open space area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No relevant history.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	No objection, subject to the following comment: Members noted that the proposed extension and porch will be in front of the building line of the neighbouring and adjacent properties.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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) 25.NC, 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 51 – Strong character due to the formal composition of development around the central open space and the distinctive, semi detached building type with its steeply hipped roofs and clay tile roofs.

SPECIAL POLICY AREA

n/a

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

Comments noted; other properties within Four Acre have extended beyond the front building line. No. 14 has a front porch and bay extension, and no. 12 Four Acre has a porch extension.				

COMMENT ON REPRESENTATIONS RECEIVED

	None.				

COMMENT ON REPRESENTATIONS RECEIVED

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.

No. 10 Four Acre is a two storey semi detached dwelling built as part of a small inter-war housing estate to the south of Botley centre.

The proposal is to replace the existing front porch and bay window with a larger porch extension and small extension to the existing dining room. The porch will be extending out 1.575m from the front elevation, and the extension to the dining room will be slightly less at 1.121m.

The size and design of the front extension is considered to be of a size, scale and design to be sympathetic to the existing property and the character of the locality. Materials are also to match with the existing, and this will be conditioned.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the location and design of the extension. There is one small side window (south) but this does not overlook any windows of the adjacent property.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Nature conservation

The proposal is/is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

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

The proposed single storey front extension is considered to be of a size, scale and design which is acceptable and would not have a detrimental impact on the character of the area, or on the amenity of adjacent properties.

This application is recommended for approval.