HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71011

DESCRIPTION	Two storey side & single storey rear extensions (amended description)
ADDRESS	84A Station Road Netley Abbey Southampton SO31 5AJ

SITE VISIT DATE	9/7/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for the erection of a two and single storey side extension. The ridge line will be 50cm lower than that of the main roof and the eaves will match that existing. No side windows are proposed. The extension will not project beyond the existing rear building line and proposes a small ground floor projection of 50cm beyond the front elevation. The application will result in a four bedroom dwelling.
TOPOGRAPHY	level
TREES	n/a
BOUNDARY TREATMENT	1.8m high fence
SITE CHARACTERISTICS	Two storey detached dwelling with detached single garage
CHARACTER OF LOCALITY	Two storey detached, semi detached and terraced dwellings and detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
84 Station Road		
F/07/61025	Construction of 2 storey side and single storey side and rear extensions	Permit 03/10/2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HND	No Parish meeting has taken place in time to provide a response however two parish councillors have looked at the application and they have no objection about the extension but have concerns about the inclusion of a balcony.Councillor D Smith has provided written comment

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	to this application stating he has no objection provided that the scheme does not include the balcony.

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

Bursledon, Hamble-le-Rice and Hound Character Area 41: 1970's/1980's terraced/semi detached/detached development on multi headed cul de sacs on the southern edge of Netley.

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	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."

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 proposed side extension is fairly large however there is sufficient space to the side of the property to accommodate it. The extension will remove the existing single storey detached garage but replace it with an integral garage. The extension will match the eaves height of the host building with a ridge height 50cm lower than the main roof. The roof above the proposed extension will be fully hipped. The window form will match that of the existing property and in design terms the extension is sympathetic to the host building.

The property as extended will leave a 1.2m gap to the side elevation of no. 82a and although is fairly limited it is noted that this is similar to the spacing between nos. 82 and 82a and similar to the spacing between no. 84a and 84 as approved but not implemented. It is acknowledged this permission has lapsed. Despite the fact that there is a sense of openness in the road provided by generous spacing between properties, the small gap would not appear unduly harmful in the street scene and this is assisted in part by the fact that the appearance of the application property and no. 82a are fairly uniform in design and form and would not therefore appear discordant in the street scene when pushed closer together and in part the prevalent spacious character of the road which the proposed extension would not undermine. As such the proposed development is considered to have an acceptable appearance and would be in keeping with the character and appearance of the area and in accordance with policy 59.BE of the Eastleigh Borough Local Plan.

The two storey element of the extension would be set in from the rear elevation of no 82a by approximately 2.5m at first floor. The single storey element of the extension is located to the rear of the two storey element. The single storey element would not project beyond the single storey extension at no. 82a. The two storey extension would be located between 11m to 16m from the side boundary to no. 1a Netley Lodge Close. The positioning of the extension relative to the boundaries and/or rear building lines of neighbouring properties is such that there would be no harmful impact upon the residential amenities of neighbouring properties. Furthermore amended plans have been submitted to remove the balcony. As such there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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.

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.

CONCLUSION

The recommendation is to permit.