HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74384

DESCRIPTION	Single storey rear extension following demolition of existing conservatory
ADDRESS	6 Allen Road Hedge End Southampton SO30 4EX

SITE VISIT DATE	17/4/2014
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal is for the erection of a single storey rear extension with a mono pitch roof (eaves 2.7m/ridge 3.3m). The proposal will involve the removal in an existing single storey rear extension.
TOPOGRAPHY	The site is generally level
TREES	No trees affected
BOUNDARY TREATMENT	1m to 2m high side boundary fence to no. 4. 1m to 1.5m hedge to side boundary of no. 8
SITE CHARACTERISTICS	The site is a semi detached two storey dwelling which currently has a single storey rear extension. The rear garden is a reasonable size.
CHARACTER OF LOCALITY	The area is characterised by two storey detached and semi detached properties in a principally residential area. No. 8, adjacent to the site, has an existing single storey rear extension which is of a height, size and design that matches the proposed extension subject of this application.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
12 Allen Road		
Z/27362/000/00	Conservatory	Permit 29/03/1984

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone

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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 37. Strength of character: moderate.

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

None received		See below		
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
No comment					

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

Saved policy 59.BE of the Local Plan and policy DM1 of the revised draft Eastleigh Borough Local Plan 2011-2029 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 extension would be located to the rear of the property. There would be views of the extension from the road as viewed through the gap between the application property and no. 4 Allen Road however this would be somewhat masked by the car port to the side of no. 4 Allen Road. The extension would remain subservient to the host building and would be of a design which would respect that of the building. Several other properties have built similar extensions to the rear of their property, including no. 6 immediately adjacent, however none of these benefit from planning permission. For the reasons noted above the proposed rear extension would appear acceptable in the street scene and in keeping with the character and appearance of the area.

In terms of neighbouring residential amenity the proposed extension will be located 20m from the rear boundary of no.8 Lynton Road at its closest point and as such this distance is sufficient to ensure there would be no harm to the residential amenities of no. 8 Lynton Road.

No. 8 Allen Road has a similar rear extension and the proposed extension will project the same distance from the rear elevation of the original house, have the same eaves and ridge height as the extension at no. 8. With this in mind the proposed extension will have no harmful impact upon the residential amenities of the occupants of no. 8 Allen Road. Finally, in respect of no. 4 Allen Road the proposed extension will not project beyond the rear elevation of that property. The extension will have no side windows and the side elevation of no. 4 has no side windows. The conservatory at no. 4 does have side windows however the rear extension will not project out alongside the conservatory of no. 4. The extension will be located 4m approx. from the side boundary to no. 4 Allen Road and as such it is considered that the extension will not harmfully affect the residential amenities of no. 4 Allen Road.

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

The development complies with the requirements of saved 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 recommendation is to permit