REF. NO. F/11/69450

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey side extension. 96A Itchen Avenue, Bishopstoke, Eastleigh, SO50 8NH.

SITE VISIT DATE – 05/10/2011

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide additional ground floor accommodation and a further room at first floor.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	No tree affected.
BOUNDARY TREATMENT	Open to front with 1.8 metre fences to side and rear boundaries.
SITE CHARACTERISTICS	1960s semi-detached two storey dwelling on a corner plot with parking and garden to the front and private enclosed garden to the side and rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly semi-detached dwellings of the same age but differing designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/63497	Single storey side extension.	Approved Oct 2008
F/04/52541	Erection of 3 bed dwelling attached to 96a Itchen Avenue (amended design).	Refused Apr 2004 (dismissed at appeal Dec 2005)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
34 Hunters Way	Object. Visually intrusive, overdevelopment/excessive density and parking.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No objection.

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 : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Document : Character Area Appraisals – Bishopstoke, Fair Oak and Horton Heath (BIFOHH 42)

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout and design, impact on the residential amenity of neighbouring properties, parking, as well as the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

Nothing further to add.

COMMENT ON REPRESENTATIONS RECEIVED

See below.

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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 conflict with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge and within an established residential area where the basic principle of development is acceptable, with any formal approval being based upon the exact design and impact of that proposed being considered appropriate and in

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

accordance with the relevant local plan polices and guidance.

Residential Amenity – Concerns of visual intrusion have been raised by occupiers of the dwelling on the opposite side of Hunters Way. In planning terms the impact of the resulting dwelling will have no significant effect on the outlook from this dwelling and would certainly not be sufficient to warrant refusal of the application. The dwelling sits on an open corner plot well away from immediate neighbours. This means that the proposed extension would also have no adverse impact in terms of loss of light and outlook to neighbouring properties.

Layout & Design – The proposed extension is a simple two storey addition subservient in height, width and depth to the main dwellinghouse. Its design and appearance follows the design of the main house and sufficient useable private amenity space and off-road parking remains for the enlarged dwelling. Viewed in isolation the proposed extension would appear to be acceptable. However, there are concerns of its impact upon the street scene.

Street Scene & Area Character – A previous application for a new dwelling on this site was refused and dismissed at appeal on the grounds of its impact upon the street scene and character of the area. The appeal Inspector felt that the large open corner "contributes significantly to the visual qualities of the locality." The proposed dwelling would have filled in this corner and blocked views of the large Oak tree to the rear of the site, which would have had an adverse impact upon the street scene and character of the area. It would also have resulted in this open corner, which provides visual relief to an otherwise quite cramped street scene, being built upon. The concern is that the now proposed two storey side extension, albeit smaller in scale than the refused dwelling, will have a similar negative impact upon the street scene and open character of this corner. It is for this reason that the application is recommended for refusal.

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

For the reasons given the application is recommended for refusal.