HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69849

DESCRIPTION	Two storey side extension with dormer window to rear
ADDRESS	25 Sharon Road, West End, Southampton, SO30 3AR

SITE VISIT DATE	4th Jan 2012
ARE PLANS ACCURATE?	Yes – although don't accurately show the details of the trees in front corner of site.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application seeks planning permission for two-storey side extension to provide new lounge and front door at ground floor and en-suite bathroom above, with dormer window in the rear elevation.
TOPOGRAPHY	Slight rise in ground level from road to middle of site and Charmwen Crescent rises upwards along side of plot.
TREES	Large trees in front corner of site, on corner of Sharon Road and Charmwen Crescent – quite prominent in terms of street scene.
BOUNDARY TREATMENT	Open front boundary, low brick wall along side boundary with Charmwen Crescent, rising to 1.8m wall with fence panel inserts. Low brick wall along communal boundary between No's 23 and 25 Sharon Road.
SITE CHARACTERISTICS	Modest detached bungalow set on corner plot. Large gravelled area to front of property and small area of garden to side. Main area of garden to rear and fenced in, well screened from road.
CHARACTER OF LOCALITY	Established residential area – quite uniform in overall character/materials with bungalows and two-storey properties, some dormer windows in surrounding street scene.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69247	Two-storey side extension with front and side facing dormer windows and rear facing roof lights	Withdrawn – Aug 2011
F/08/62622	Construction of 2-bed semi detached bungalow with associated car parking, cycle store & revised car parking for existing dwelling	Refused – June 2008 and appeal dismissed, March 2009.
Q/07/60221	Enquiry: Proposed dwelling	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	The Committee decided they had no objections to these plans.
Head of Countryside & Trees	As discussed protective fencing conforming to BS 5837 Trees in Relation to Construction needs to be erected to protect the trees. Fencing needs to be positioned around the canopy edge of the trees before work commences on site.

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) Saved Policies: 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Guidance: Biodiversity

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 4 (strength of character – strong)

- maintain predominant plot widths and continuity in building line
- maintain a uniformity in building heights within each street

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS1	-	Delivering Sustainable Development

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	X	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below	X	
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 application seeks permission for a two-storey side extension with rear facing dormer window. This is an amended scheme following the withdrawal of an earlier application, F/11/69247, following officer concerns regarding the overall size, position and design of the extension proposed.

The proposed extension has been reduced in size and scale – now measures 4.2m x 6.4m, compared to 4.9m x 7.3 in terms of footprint. The ridge height of the extension has also been reduced to the same height as the existing bungalow, which improves the overall appearance and minimises the visual impact of the extension in relation to the main dwelling and street scene.

As such, the revised size and design of the proposed extension is considered to be sympathetic to the existing property and the character of the locality.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. The rear dormer window serves the new bedroom and bathroom, and sits comfortably within the rear roof slope. The window would have views predominantly towards the rear garden of the property and Charnwen Crescent.

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 Council's Tree Officer has requested that protective fencing be erected around the canopy edge of the trees in the front of the plot – a condition is attached accordingly.

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

Recommend approval.