HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73053

DESCRIPTION	Alterations to roof and addition of rear dormer to provide accommodation in roof
ADDRESS	33 Fair Oak Road Bishopstoke Eastleigh SO50 6LE

SITE VISIT DATE	01/10/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Alterations to roof to replace hip with barn hip and construct a rear box dormer.
TOPOGRAPHY	Flat site
TREES	None affected by this application
BOUNDARY TREATMENT	Low fencing on frontage, rear garden boundary treatment comprises a mix of fencing and mature planting.
SITE CHARACTERISTICS	Semi-detached, two storey dwelling along busy Fair Oak Road. Frontage parking and long, narrow rear garden.
CHARACTER OF LOCALITY	Primarily residential, with a mix of detached and semi-detached two storey dwellings of a similar age, positioned at a slight angle to the busy road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/62093	27 Fair Oak Rd - Erection of side and rear dormer window, velux window to front and loft conversion	28/03/2008 refused

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	roof alterations and new rear dormer to provide accommodation - no objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area (area 9)

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	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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

Principle:

The development site is located within the built urban edge, in an established residential area. The principle of development is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with the relevant local planning policy and guidance. In this case, the relevant local plan policy is 59.BE which 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.

Also relevant is the Bishopstoke, Fair Oak and Horton Heath Character Area Appraisals SPD, into which the development site is found in area 9. This identifies the strength of character as strong and states,

'This area has a particularly strong character due to the formal building compositions around open spaces and route intersections. The streets are also very distinctive, principally as a result of the tree planting on verges, skewed orientation of buildings and uniformity in building materials and form.'

Character and Street Scene:

The roof forms along this section of the street are unaltered from the original form and all pairs of semi-detached dwellings retain the symmetry between them. Where there has been a two-storey side extension, this has been designed to be subservient and does not interfere with the main roof. The proposed works to the roof would result in the loss of the symmetry between this pair of semi-detached dwellings, through the alteration of the roof form from a full hip to a barn hip. The alteration to the roof form would be an incongruous additional in the street scene, to the detriment of the character of the area. The skewed orientation of the buildings and staggered building line would result in the west elevation being more visible when travelling in an easterly direction and the addition of a window in the flank wall and the use of render would increase the visibility of this incongruous feature.

It is also worth noting a planning application was refused at no. 27 Fair Oak Road in 2008, for a side and rear dormer, on similar grounds (F/08/62093).

Residential Amenity:

It is unlikely that the addition of a rear dormer or a window at second floor would result in an unacceptable impact to neighbouring properties by way of overlooking due to the length of garden, relationship between the neighbouring properties and the level of screening. In addition, some degree of overlooking is anticipated in residential areas, as is demonstrated by the existing first floor windows.

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

ASSESSMENT OF PROPOSAL

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Parking:

The proposed works would increase the number of bedrooms from 3 to 4, thereby increasing the number of parking spaces required from 2 to 3, in accordance with the Residential Parking Standards SPD. The drawings indicate sufficient available space to accommodate the requisite parking spaces on the frontage.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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

Recommend refusal on impact on character and street scene.