HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71481

DESCRIPTION	First floor front & side extension
ADDRESS	79 Missenden Acres Hedge End Southampton SO30 2RD

SITE VISIT DATE	3/10/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for a first floor side extension to facilitate the enlargement of two bedrooms at first floor and repositioning of existing study. The dwelling will remain a four bed property.
TOPOGRAPHY	The site is level
TREES	Trees located adjacent to the rear boundary
BOUNDARY TREATMENT	2m high along rear boundary. 2m fence to sides around rear garden
SITE CHARACTERISTICS	The site comprises a detached two storey dwelling with integral garage. The rear garden of the site backs onto the footway of the cul de sac which is the continuation of Missenden Acres.
CHARACTER OF LOCALITY	The site is located in a residential estate comprising detached two storey dwellings at this point.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/54038	Construction of rear conservatory	Permit 27/07/2005
77 Missenden Acres Hedge End		
Z/38452/000/00	FIRST FLOOR SIDE EXTENSION	Permit 26/02/2002
7 Missenden Acres Hedge End		
Z/37598/000/00	CONSTRUCTION OF FIRST FLOOR SIDE EXTENSION	Permit 01/05/2001
39 Missenden Acres Hedge End		
Z/30710/001/00	CONSTRUCTION OF TWO STOREY SIDE EXTENSION	Permit 05/05/2000

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	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 : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 64: 1980's to present day terraced/detached development on loops/multi-headed cul de sacs on the northern edge of Wildern.

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 size and design of the extension is ties in well with the design and form of the main house keeping the eaves and ridge height of the main house and using a small gable feature on the front elevation. The resultant appearance of the front elevation will be one that appears as if the house were originally designed that way rather than house with extension. A spacing of approximately 1.2m will remain at first floor between no. 79 and 77 and this is considered sufficient and will not compromise the overall sense of space found within this estate.

The rear of the house will also be visible from the public realm as the road turns into a small cul de sac immediately rear of the property in question. The extension is set in from the rear elevation of the house in order to have regard to the footprint of 77 and the residential amenities of the occupants of that property, which is discussed later. The result of setting the extension in is that the eaves height of the extension will be 1.2m above that of the main house on the rear elevation. Whilst this is perhaps not the most ideal design solution for the house it does not sit in contrast with the design of the main house or appear as an incongruous design feature. Trees within the rear garden close to the rear boundary provide some form of screening to the extension however even without these trees, the appearance of the extension as viewed from the rear is not considered to be harmful to the character and appearance of the area and as such in this respect the application is considered to comply with the requirements of policy 59.BE of the Local Plan (2001-2011) and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

In terms of residential amenity, the only property that could be affected by the proposed development is no. 77 Missenden Acres. This property has no side windows adjacent to the application site. Its footprint is set from that of no. 79 and as such the proposed extension is slightly set in from the main rear elevation as noted above. The proposed rear extension will therefore only project approximately 1.7m beyond the rear elevation of no. 77 and it is considered that this relationship would not cause harm to the residential amenities of no. 77 in terms of outlook or loss of light. It is noted that the resultant pattern of development between no. 79 and 77 would not be dissimilar to that of no. 79 and 81 in terms of position of footprints and spacing between properties. The proposed development will result in an additional first floor rear elevation bedroom window however the window will look principally onto the garden to which it relates with

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

only indirect and angled views onto the neighbouring property which is typical of estates such as this where a small degree of mutual overlooking between neighbouring properties may occur but not to a harmful or invasive extent.

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 of the Local Plan (2001-2011) and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

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.