HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70927

DESCRIPTION	Single storey side & rear extension (amended description)
ADDRESS	12 Lower New Road West End Southampton SO30 3FL

SITE VISIT DATE	19.6.2012
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 single storey extension located on the side and rear of the house. The extension will be in two parts, the first having a hipped roof front and rear and gable to the side adjacent to no. 10a. The second a smaller single storey element that will be attached to an existing outbuilding forming a link between that and the main house. That part of the extension will be hipped on the sides adjacent to no. 10a. The ridge height will be 3.8m dropping to 3.4m with an eaves height of 2.8m. The extension will be set back 7.5m from the front elevation of the main house and 3.2m from the front elevation of no. 10a. The extension will project 3.3m beyond the rear elevation of no. 10a at single storey. One side elevation window to a dining room is proposed.
TOPOGRAPHY	The land level rises to the rear of the property where the garden is approximately 30cm above the ground level of the house and patio immediately to the rear.
TREES	n/a
BOUNDARY TREATMENT	2m high brick wall along both side boundaries. The flank wall of no. 10a forms part of the boundary to the site.
SITE CHARACTERISTICS	The site comprises a two storey semi detached property with long and narrow rear garden.
CHARACTER OF LOCALITY	The area is residential in nature comprising a mix of two storey detached, semi detached and terraced properties. The built form is therefore quite mixed.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
WND	Objection: Size and siting and design will result in the cramped over-development of the site.
ENG	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 19: Strength of character moderate

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	x	
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		

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 proposed extension is set back 7.5m from the front elevation of the house and 3.2m from the front elevation of no. 10a. The flank wall of the proposed side extension will be located 1.5m from the flank wall of no. 10a and noting that the footprint is orientated at a slight angle to the boundary, this gap between existing and proposed side elevations reduces slightly to 1.3m. The spacing between properties varies along this road and the spacing at present between the application site and no.10a adjacent (3.2m) represents the smallest spacing found between properties along this road. Although there are terraced properties along this road where semi detached properties have been extended at first floor, these have been designed in a way that ties in well with each other and sit well in the street scene. The proposed extension will create a small gap between the two buildings however as the application has been amended to remove the first floor element and is only single storey now, the impact upon the street scene is not considered harmful as a sense of space between the properties is maintained at first floor. The application is considered therefore to be in keeping with the character and appearance of the area and in accordance with policy 59.BE of the Eastleigh Borough Local Plan.

The extension will project beyond the rear building line of no. 10a by 3.3m. Given that the extension is single storey extension it is considered there would be no harmful impact upon the amenities of the neighbouring properties. A ground floor side elevation dining room window is proposed which will face onto the blank wall of 10a. As such there will be no harm to neighbouring residential amenity in terms of overlooking, overshadowing, loss of light or outlook.

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.

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.

REF. NO. «AltRef»