ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

property.

After negotiations with the applicant, their agent, planning officers and the Council's Conservation Architect, amended plans were submitted which are considered to address the concerns detailed above. The new plans show a significant reduction in the scale of the proposal, with the two storey element partially removed along the length of the extension. The extension has been slightly repositioned to allow the full front facing elevation of the dwelling to remain visible, which is considered to be a significant improvement to the scheme. The roof design has also been altered to drop the ridge of the two storey element to sit below that of the main dwelling with the existing second chimney to also remain in place.

The submitted amended plans are considered to adequately address the previous concerns in that the proposal now does not adversely affect the character and appearance of the original dwelling and does not harm the visual amenity.

Residential amenity

Due to the siting of the extension in relation to adjacent properties, there will be no adverse impact on the amenities of neighbours.

Highway impact

The property can accommodate sufficient parking for a three bedroom property so there is no objection relating to highway impact.

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

Recommendation is to approve the application for the reasons detailed above.

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

Principle

The site of the application falls within the Urban Edge as designated on the proposals map of the adopted Eastleigh Borough Local Plan Review (2001-2011). Therefore the principle of development is acceptable subject to the proposal not breaching policy 59.BE of the Local Plan, aimed at ensuring new development takes account of the host environment and will enhance the character and appearance of the locality.

Policy 59.BE of the Local Plan outlines a number of criteria against which the development proposals will be assessed, stating that development must,

“take full and proper account of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, design and siting, both in themselves and in relation to adjoining buildings…….”

and

“avoid unduly interfering, disturbing or conflicting uses, especially in terms of….overlooking, loss of daylight, loss of outlook…”

Also of relevance is the national planning policy set out in Planning Policy Statement 1: Delivering Sustainable Development which states that, “Good design is indivisible from good planning” (para33) and that “Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted” (key principle (iv) para13)

Character and Appearance

The proposed two storey side/front extension, as originally submitted, was felt to be in conflict with the provisions of saved policy 59.BE of the Local Plan, in that it would create an incongruous and over prominent addition to the street scene to the detriment of the character and appearance of the host property and locality.

East View is an attractive and modest cottage, which draws its charms from its traditional, simple and symmetrical appearance. Being perpendicular to the highway, the front elevation is very visible when you approach from the east, and although just within the boundary of the designated urban edge, the rural modest character gives the first indication that this area is on the outer periphery of the built up urban environment.

The proposal, to extend at two storey level to the front/side of the cottage, would have resulted in an extension that creates an ‘L’ shaped property than is more than double the mass and floor space of the original property. The roof ridge was proposed to extend and then slightly increase that of the original property, resulting in the extension being in no way subservient to the original

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon 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) Saved Policies: 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area

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, 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

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69368

DESCRIPTION	Two storey side & front extension
ADDRESS	East View, Long Lane, Bursledon, Southampton, SO31 8BZ

SITE VISIT DATE	10/10/2011
ARE PLANS ACCURATE?	Yes, amended plans received 09/01/2012
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application seeks permission for two-storey front and side extensions to provide new lounge and extended kitchen/diner at ground floor and master bedroom suite and family bathroom at first floor level.
TOPOGRAPHY	Land slopes away gently from the front of the property (north east) and to the side (north).
TREES	None to be affected.
BOUNDARY TREATMENT	Low level brick pillar and fence boundary treatment along Long Lane. Site is largely screened along its remaining boundaries by vegetation.
SITE CHARACTERISTICS	Detached cottage which sits at a perpendicular angle to the adjacent highway, Long Lane. Rural and modest in character, the property is simple and symmetrical in design. The plot is large with the property effectively facing its plot, sitting in the south west corner.
CHARACTER OF LOCALITY	Ribbon of residential properties on the edge of countryside and the Old Bursledon Special Policy Area. Rural in character but within the designated urban edge. Comprises a mix of property styles and sizes.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No recent history		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE