REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73645

DESCRIPTION	Construction of one & a half storey rear extension, following removal of existing garage, covered area & rear extension
ADDRESS	9 Oakhill Close Bursledon Southampton SO31 1AP

SITE VISIT DATE	21/1/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. The extensions roof pitches on each side and has a gable end at the rear. The extension measures 8.6m(w) by 3.8m(d) by 5.6m(h).
TOPOGRAPHY	Relatively flat, slight downwards slope towards rear of garden.
TREES	Silver Birch Tree in rear garden (TPO 344)
BOUNDARY TREATMENT	Mixed height fencing and hedge
SITE CHARACTERISTICS	Detached bungalow with lean to rear extension set in a medium sized plot.
CHARACTER OF LOCALITY	Residential, predominantly bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/58305	Two storey rear extension & front dormer window following demolition of conservatory. *(12 Oakhill Close)*	Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection
Trees	I can confirm the TPO'ed Silver birch is set back from the proposed development. I would however advise protective fencing is placed around both the silver birch and walnut tree for the duration of the development.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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POLICY CONTEXT

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
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 21 (No relevant guidance)

SPECIAL POLICY AREA

None

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		
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Character and Appearance

The size of the extension is in proportion to the dwelling and its ridge height and roof shape matches that of the existing bungalow. The extension will replace a small lean to conservatory at the rear of the property. Overall the extension is considered to be an acceptable addition to the bungalow and as it is located at the rear will not be viewed from Oakhill Close.

Residential Amenity

The dwelling is detached and the extension will be set in 3m from its boundary with no.10. The proposal has no side facing windows that would overlook the neighbouring properties and passes the daylight test (within Quality Places SPD) As such the proposal is not considered to have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overlooking or overbearing impact.

Amount of Development

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

Trees

The site has an attractive Silver Birch Tree and a small Walnut tree in its rear garden. No objection has been raised by the Tree Officer as it is unlikely that the position of the extension would interfere with the main tree routes. However, protective tree fencing will need to be in place before any work commences.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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 Permit