HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/71968

DESCRIPTION	First floor rear extension, enlargement of front dormer, front porch & addition of roof lights, following demolition of existing garage
ADDRESS	41 Hobb Lane Hedge End Southampton SO30 0GG

SITE VISIT DATE	As part of pre-app, 5th February &13th March 2013.
ARE PLANS ACCURATE?	Yes, amended plan received 1st March 2013.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Site is level but Hobb Lane is on a gradient, sloping up towards south.
TREES	None to be affected.
BOUNDARY TREATMENT	Mix of hedging and fencing.
SITE CHARACTERISTICS	Detached bungalow, previously extended at ground floor level to the side and rear and into the roof. Rear dormer, front dormer and side facing roof light existing. Large area to front available for parking. Enclosed garden to rear.
CHARACTER OF LOCALITY	Residential area comprised mainly of bungalows, most of which have been extended to provide first floor accommodation. A few two storey dwellings also present. Street scene is not uniform with a variety of front and side dormers, roof extensions and property types.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/33559/002/00	CONSTRUCTION OF REAR DORMER	Permitted 1997
Z/33559/001/00	CONSTRUCTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS.	Permitted 1995
Z/33559/000/00	CONSTRUCTION OF TWO STOREY SIDE AND REAR EXTENSION INCORPORATING DORMER WINDOWS AND GARAGE.	Refused 1995

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Two letters received raising concern over construction vehicles and loss of light.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	Objection on grounds of overdevelopment.

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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 30

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	X	
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 and Policy DM1 of the Pre-submission Local Plan both require 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. They also require 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 and noise.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Residential amenities: Due to the relationship between the resulting property and neighbouring properties, there will be no adverse impact on residential amenities in terms of loss of light or visual overbearing impact. An assessment was made by viewing the proposal from inside No39 Hobb Lane. One bedroom and two small secondary lounge windows face onto the extension and are not likely to be affected. The position of the majority of proposed windows will not lead to any material increase in overlooking. The side facing windows serving the rear bedrooms are likely to lead to a material increase in the level of overlooking, particularly on the south side as this one will directly face onto the garden of No43. It is considered necessary and reasonable to impose a condition to ensure these windows are obscurely glazed and non-opening. These are only secondary windows serving the rear bedrooms with much larger principle windows on the rear elevation.

Character and appearance: Due to the design and shape of the existing bungalow, a significant raising of the ridge was required as part of the first floor extension to avoid any expanse of flat roof. This higher ridge would have resulted in the property appearing as excessively large and prominent within the street scene, to the detriment of the appearance of the area. On balance, whilst flat roofs are generally not considered the most attractive form of development, in this instance it is felt to be the best design solution. Ridge tiles can be used to disguise the flat roof which in combination with the siting of the bungalow, will result in no harm to the street scene. The proposal will improve the overall look of the bungalow by bringing together the previous extensions into one, cohesive form of development.

Highway matters: In accordance with the Council's adopted SPD: Residential Parking Standards,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

three on-site parking spaces are required. The property can easily accommodate this within the frontage.

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

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.