HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70858

DESCRIPTION	Single storey rear extension
ADDRESS	48 Stoke Common Road Bishopstoke Eastleigh SO50 6DU

SITE VISIT DATE	9.7.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey flat roofed rear extension that wraps around the side and measuring 5.6m(w) by a maximum of 7.8m(d) and 3.1m(h) with three new windows in the south eastern elevation and new window and French doors in the rear elevation.
TOPOGRAPHY	The road slopes downwards in a south easterly direction and the site slopes upwards away from the road in a south westerly direction.
TREES	There are no trees on or adjacent to the site that will be affected by the proposed development.
BOUNDARY TREATMENT	The rear of the property is enclosed by 1.8m fencing.
SITE CHARACTERISTICS	Semi detached two storey house on a long plot with a small front garden leading to a lean to canopy over the front door and access to a large rear garden.
CHARACTER OF LOCALITY	Residential area of mixed styles of detached and semi-detached Victorian/Edwardian housing many of which have been extended – including No.46 who have constructed a similar single storey extension which spans the width of the house and projects by 4.2m.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke 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) 59.BE
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 1

SPECIAL POLICY AREA

Not within a Special Policy Area

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to this application.

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

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.

Layout/Design: The size and design of the proposed extension is similar in depth, width, and height to that constructed at neighbouring property No.46. The host property was originally constructed to be identical to its neighbour and has a 3.2m rear projection which appears to be original. The proposed extension will increase this projection at single storey by 4m beyond the existing buildline and will sit just behind the extended build line of No.46. The proposal will result in both properties looking almost identical. It is noted that due to the extension wrapping around the side of the property its depth increases to 7.8m however the property is set away from neighbouring property No.50 and adequate boundary screening protects the extension from clear views.

The proposal with its flat roof is not the most attractive however design details from the host property have been pulled through to the extension such as the decorative lintels above the windows which helps it assimilate well.

Residential Amenity: There would not be an unacceptable impact to neighboring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the appropriate siting of the extension next to the neighbors' flat roofed extension which projects by a further 20cm from that proposed.

Street Scene/Character Area: The proposed development is isolated to the rear of the property where it will not be visible from the street. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

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

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 proposed development is considered to comply with the requirements of Saved policy 59.BE and therefore this application is recommended for approval subject to conditions.