HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/73993

DESCRIPTION	Single storey rear extension, following removal of existing conservatory
ADDRESS	Dormy House Church Lane Bursledon Southampton SO31 8AD

SITE VISIT DATE	25/03/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application for a single storey extension to the rear elevation, measuring 3.5 metres in depth, 5.7 metres in width and overall height 4.19 metres.
TOPOGRAPHY	Land slopes gently from south/west to north/east.
TREES	None affected by proposals.
BOUNDARY TREATMENT	1.8 metre panelled fencing and mature planting on boundaries.
SITE CHARACTERISTICS	The property is a two storey dwelling situated within an established good sized garden. There is an entrance driveway to the west and a detached single garage located in front of this.
CHARACTER OF LOCALITY	Residential area within the urban edge. Properties within the vicinity are a mixture of styles and designs. The site is opposite the Bursledon Conservation Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No relevant history.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No formal representations received in writing, although a couple of neighbours wished to point out that the application was retrospective and the works were near completion at the time the application was submitted.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 53

SPECIAL POLICY AREA

n/a

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON REPRESENTATIONS RECEIVED

	None.				

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 property is located within an established residential area on the eastern edge of Bursledon. It is proposed to extend to the rear with a single storey extension following removal of a conservatory creating a larger kitchen area; the majority of the works were already completed at the time of the site visit.

As the extension is situated to the rear, set well away from boundaries and positioned within a good sized, well screened garden, it is considered that it does not cause an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

In addition the size and design of the extension is considered to be sympathetic to the existing property and the character of the locality.

The site is also 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

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

The application for a single storey rear extension is considered to be acceptable in terms of its size, scale and design, and would not have a detrimental impact on the amenity of neighbouring properties, or the character of the area.

Recommend approval.

REF. NO. «AltRef»