HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71315

DESCRIPTION	Two storey rear extension
ADDRESS	72 Harbourne Gardens West End Southampton SO18 3LZ

SITE VISIT DATE	26/09/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for a two storey rear extension to comprise a dining room on the ground floor and enlarged bedrooms on the first floor. The proposal will involve the removal of an existing single storey rear conservatory. The extension will be marginally set in from the side (north) elevation by 20cm and will be located 2.2m from the side boundary to no. 71 Harbourne Gardens. The extension will be 3m deep with varying eaves height of 4.8m adjacent to no. 71 and 4.4m adjacent to the side boundary on the north elevation.
TOPOGRAPHY	There are slight changes in the ground level with no. 71 having a marginally higher ground level than the application site.
TREES	There are no trees within the application site. Several mature trees around the site.
BOUNDARY TREATMENT	2m high fence
SITE CHARACTERISTICS	The site comprises a two storey link detached dwelling and is located at the end of a small cul de sac beyond which is a footpath that provides pedestrian links within the estate.
CHARACTER OF LOCALITY	Two storey detached and link detached dwellings

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTEE	SUMMARY OF RESPONSE
WND	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
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 51:1980's terraced/detached (multi-family)/ detached development on multi headed cul de sacs to the north west of West End

SPECIAL POLICY AREA

n/a

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, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
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 Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) 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 extension is located to the rear of the property and is not therefore visible from the main road. There will however be some glimpsed views above the single storey garage that sits between nos. 71 and 72. In addition a footpath is located to the side and rear of the property which provides pedestrian links around the estate. The extension will also be visible from this footpath. The extension will be slightly set in from the side elevation where it faces this footpath which serves to break up and give visual relief to the extension at this point. It is considered the resultant bulk of building will have an acceptable appearance which will tie in well with the overall design of the house and remain in keeping with the general character of the area at this point.

The only residential property that could be affected by a rear extension would be no. 71 Harbourne Gardens. This property has a small side window at first floor which faces onto the existing side elevation of the house and appears to either be a hallway window, a bathroom window or a secondary window to a bedroom. In any event, the proposed extension is considered to be sufficiently removed from that window so that there would be no harmful impact of the extension as experienced from that room. No. 71 also has first floor rear bedroom windows. The level of daylight received into the rear and side first floor windows at no.71 has been calculated using the guidance contained within ‘Quality Places’ Supplementary Document 2011. This shows the windows are not harmfully affected in terms of levels of light received and the application is therefore considered acceptable in this respect.

There are a number of mature trees outside of the site. To the rear the closest trees have a distance of approximately 12m from the trunk to the extension as proposed. In consulting with the tree officer as part of the pre application query no objections were raised and as such the application is considered acceptable in this respect.

The application site retains a reasonable sized rear garden and the development complies with the requirements of Policy 59.BE of the Local Plan and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

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

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The recommendation is to permit.