HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71348

DESCRIPTION	Construction of single storey side & rear extension, following removal of existing conservatory.
ADDRESS	6 Rowan Gardens Hedge End Southampton SO30 0PU

SITE VISIT DATE	27/09/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a flat-roofed single storey side and rear extension following the removal of the property's existing rear conservatory. The existing conservatory measures 3.5m in depth, 4.9m in width and 3m in height. The proposed extension is to allow for the enlargement of the current ground floor bedroom and relocation of the dwelling's kitchen to the rear of the property. The extension will be situated at a distance of 0.7m from the western boundary and 1.045m from the eastern boundary of the property and will have a height of 2.8m, as well as a total width of 6.41m, extending beyond the existing eastern side elevation by 1.5m. The extension will measure 6.8m at its deepest point and will project 3.6m from the rear elevation of the property. The proposal also includes two flat roof kerb Velux windows, each 0.55m in height.
TOPOGRAPHY	The site slopes from south to north.
TREES	There are no trees within the vicinity of the proposed development.
BOUNDARY TREATMENT	The frontage of the property is relatively open with 1.8-2.0m high close-boarded fencing along the side and rear boundaries. Part of the eastern boundary is abutted by the side wall of the neighbouring property's existing garage.
SITE CHARACTERISTICS	The application property is a semi-detached, three-bedroom, two-storey dormer bungalow. The property has a lawned area and driveway to the front and a modest sized rear garden. The dwelling has an existing rear conservatory which is to be removed as part of the proposals.
CHARACTER OF LOCALITY	The property is situated within an established residential area. Rowan Gardens is a cul-de-sac consisting of a mix of single-storey and dormer bungalows as well as two-storey dwellinghouses, all of which are semi-detached.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

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REFERENCE	DESCRIPTION	DECISION
Z/17918/000	Residential development	PERMIT – 1977
Z/17918/001	Erection of 116 houses, garages, roads, footpaths and provision of open space	PERMIT – 1978

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection – 20 September 2012

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) Saved Policy 59.BE
Pre-submission Eastleigh Borough Local Plan 2011-2029 Policies DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 77 Summary Description Only

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – Hedge End Town Council have raised no objection to the proposals.				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

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."

MATERIAL CONSIDERATIONS

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011) 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.

Eastleigh Borough Local Plan (2011-2029) Pre-Submission Consultation August 2012:

Whilst the Eastleigh Borough Local Plan Review (2001-2011) remains the adopted development plan for the purposes of the determination of the planning application, a revised Local Plan which will replace this document has been formulated and is now at pre-submission consultation stage; whilst this document and the policies contained within it can have only limited weight due to the unadopted status of the Plan, it is still considered that it is a material consideration in the determination of this application. The relevant policies to this application are:

Policy DM1 (General criteria for new development) which is a replacement for the aforementioned Saved Policy 59.BE of the current Local Plan and essentially replicates its requirements in relation to developments of the nature proposed as part of this planning application.

Assessment of Proposal:

The application seeks approval for the erection of a single storey side and rear extension to a semi-detached two-storey dormer bungalow following the removal of the property's existing rear conservatory.

In terms of its size and design, the proposed extension is considered to be appropriate and is sympathetic to the existing property. The rear element of the extension projects only 0.1m further than

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the existing conservatory and whilst the height to the eaves of the extension will be slightly higher than those of the conservatory, as the extension is flat roofed the overall height (not including the proposed roof lights) will be lower. With specific regards to the side element of the proposed extension, whilst it will be visible from the highway, it is not considered that it will have any significant or detrimental impact on the street scene or the character of the area; it is flat-roofed, relatively modest in size and will be set well back from the frontage of the dwelling being partially screened by the existing gates which provide access to the rear garden of the property. The site is also considered to retain an adequate sized garden and therefore the proposals are not considered to result in the overdevelopment of the plot.

With regards to residential amenity, it is not considered that there will be any unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. As mentioned above the extension projects only marginally further to the rear than the property's existing conservatory, to a similar depth as the conservatory at the neighbouring property to the east, and there is no significant overall increase in height. The extension will also be set in from both side boundaries of the property, with the side element of the extension being positioned so it is predominately alongside the garage of no. 5 Rowan Gardens to the east. The proposed flat roof kerb Velux windows, which are to be sited on the roof of the proposed extension, will also be positioned as such as to not impact on the amenity of neighbouring properties.

Overall, the development is considered to comply with the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policies DM1 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The application is recommended for approval subject to conditions.