HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70122

DESCRIPTION	Raising of roof to provide first floor accommodation
ADDRESS	Hillside Hungerford Bursledon Southampton SO31 8DF

SITE VISIT DATE	20/12/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes the replacement of a roof (29° pitch) on a bungalow with new roof of 50° pitch roof. As with the existing roof, the proposed roof will be hipped to the sides and have gable ends to the front and rear elevations. Within these gable ends first floor bedroom windows are proposed. A velux window is also proposed on both sides of the new roof that relate to a bathroom and staircase. The application also shows the roof of a single storey rear extension replaced with a part pitched part flat roof.
TOPOGRAPHY	The ground level rises fairly sharply from the road to the house. At the point of the house the ground is level and again in the rear garden the land levels rise sharply to the rear boundary. This equally applies to the properties immediately north and south of the application site.
TREES	n/a
BOUNDARY TREATMENT	The site comprises a mixture of boundary treatment up to 2m in height including 1m and 2m high fencing.
SITE CHARACTERISTICS	The site comprises a bungalow set back a good distance from the road (21 to 23m) and reasonable sized rear garden.
CHARACTER OF LOCALITY	The area is residential and comprises principally detached and semi detached two storey properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/58499	Erection of flat roof side facing dormer windows & erection of detached garage to front of property	Refuse - 26/01/2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BUR	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 179.LB, 1.CO, 9.CO
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Guidance: Biodiversity

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – Strength of character : strong

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS		1 Delivering Sustainable Development 3 Housing

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	x	
No comments				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	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

1: CO - limits development in the countryside unless it meets the criteria in other policies of the plan.

9.CO - allows extensions to dwellings in the countryside subject to a number of criteria. The most relevant of these to this proposal are:

(iii) the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or its plot.

(iv) The design of the extension should not materially worsen the impact on its immediate surroundings.

Policy 179.LB seeks to protect the special loose knit character of Old Bursledon and ensure the retention of existing open areas. It states that further development within the special policy area will be refused with the exception of replacement dwellings, appropriate extensions and changes of use that respect and enhance the character of the Special Policy Area. The policy's preamble states that as a guide the council is unlikely to support extensions to existing dwellings that exceed a 15% in their original external floor space. The Special Policy area is described in further detail in BHH 23 Bursledon, Hamble-le Rice & Hound Character Area Appraisal.

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.

Assessment

The proposed roof extension will create a 43% increase in the floor space and this will exceed the 15% limit noted within the preamble to Policy 179.BE of the Local Plan. However, the roof extension will not result in the property becoming larger than its neighbours, noting properties along the road vary in size and style. The size and design of the roof is considered to be sympathetic to the existing property and the character of the locality given that the majority of dwellings are two storey and immediately adjacent to the site, Hi Lo is a chalet bungalow. The existing bungalow on site in its current form, single storey, stands out from the surrounding development for this reason and the proposed works would therefore result in a building more in keeping with the character and appearance of the surrounding area. The roof extension would not result in an enlarged footprint and as such the application would not reduce open areas within this special policy area. The proposed roof extension will have no significant impact on the character and appearance of the Old Bursledon Special Policy Area. For these reasons the proposed extension is considered to meet requirements of Policies 1.CO, 9.CO, 59.BE and 179.LB of the Eastleigh Borough Local Plan Review.

The roof pitch will increase from 29 to 50° and, as with the existing bungalow would have gable ends on the front and rear elevation. Both properties either side of the application site have side elevation windows however the proposed roof is not considered to compromise light into these windows. The position of the velux windows is such that there will be no direct overlooking into

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

windows of neighbouring properties. It is noted that the velux windows relate to a bathroom and hallway/staircase. The rear and front elevation windows at first floor in the gable ends relate to bedrooms and may create some oblique levels of overlooking onto neighbouring properties not currently experienced however the area is characterised by two storey development and this sort of overlooking is not direct and is typically found in residential areas. For these reasons the additional roof bulk is not considered to have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

The site is 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 Policies 1.CO, 9.CO, 59.BE and 179.LB of the Eastleigh Borough Local Plan Review.

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 roof would result in a building form and design more in keeping with the character of the area than that currently on site. Open spaces within the Special Policy Area will remain unaffected and the development is considered acceptable in terms of its impact in the countryside. There would be no harm to the residential amenities of neighbouring properties and as such the application is considered to be in keeping with the requirements of Policies 1.CO, 9.CO, 59.BE and 179.LB of the Eastleigh Borough Local Plan Review and is recommended for approval.