HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69872

DESCRIPTION	Two storey rear extension, following demolition of existing conservatory, conversion of existing garage and creation of new garage
ADDRESS	10 Smith Grove, Hedge End, Southampton, SO30 0JH

SITE VISIT DATE	5th Jan 2012
ARE PLANS ACCURATE?	No – the plans are shown as being at scale 1:50 and 1:100 but the dimensions shown on the plans do not appear to reflect these scales. Amended plans requested 6th Jan 2012.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application seeks permission for two storey rear extension, following demolition of the existing rear conservatory, providing enlarged dining and kitchen area at ground floor and enlarged bedrooms at first floor. The plans also show the conversion of the existing garage to an office/study and the filling in of the existing car port to create new garage area. The existing flat roof to the car port/garage would become a mono-pitched roof.
TOPOGRAPHY	Level site to the front, with ground levels falling away at rear of house quite significantly.
TREES	No significant trees on site.
BOUNDARY TREATMENT	1.8m fencing to side boundaries with No's 9 and 11 – fencing to No 9 side has additional trellis panels attached, and between No'9 and 11, boundary is marked largely by side wall of the existing car port/garage structure, then by low brick wall which runs along length of driveway. No boundary treatment along front of site.
SITE CHARACTERISTICS	Detached dwelling, set back from road frontage, gable end design with flat roof car port/garage to side. Timber decking to rear of property, with steps down into garden area.
CHARACTER OF LOCALITY	Established residential property – mix of house types in immediate area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/68857	Single storey side & rear extension with garage conversion, following removal of existing conservatory	Permit – June 2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
11 Smith Grove	Concerning the proposed extension at No: 10 Smith Grove, Hedge End, SO30 0JH, I would like to comment on the proposals on behalf of my Mother Mrs Audrey Tuffin, who lives in the adjoining property, No: 11 Smith Grove. My Mother is concerned that owing to the size and depth of the extension that's proposed, and bearing in mind the close proximity to her boundary, that it will be overly oppressive and dominant, and would considerably block the light into her own dwelling. It is also of considerable concern that where the rear folding/sliding doors exit the extension it's highly likely that a patio or decking area will be formed, which will be at a considerably higher level than her own garden, constituting an overlooking issue, with loss of privacy. If the proposed extension is permitted, we would ask that any patio/decking area is kept to a lower level to eliminate the possibility of overlooking.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	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) Saved Policies: 59.BE
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 30 (strength of character – moderate)

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS1	-	Delivering Sustainable Development

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

POLICY COMMENTARY

area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – no objection received.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
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 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 application proposes a sizeable extension to the rear of the property, following the removal of the existing conservatory. The proposed two-storey extension would extend 4m from the rear of the existing property.

Planning permission has already been granted for a single storey rear extension across the full width of the property, which would also extend 4m in depth, following the removal of the conservatory.

However, I am concerned that the addition of the first floor element projecting to this depth would have quite an enclosing and overbearing impact to the neighbouring property. I am also concerned that the plans give no indication as to how access would be gained to the rear garden from the proposed extension – there are significant changes in ground level to the rear of No 10, and there is currently a stepped timber deck attached to the rear of the conservatory, which provides access to the lawned area. The provision of any new area of deck beyond the 4m extension needs to be considered in terms of potential overlooking.

Amended plans have therefore been requested clarifying the correct dimensions/scales and also

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

showing the proposed means of access to the rear garden area.

The plans also show alterations to the existing car port and garage structure – the existing open sided car port would be infilled to create a new garage and a mono-pitch roof would be added, pitching away from the boundary with No 9. The changes will result in an improvement to the appearance of the property. Whilst the new roof would be visible to No 9, it is not considered that this would result in any adverse impact to the neighbouring property. No 9's rear patio area is level with the current car port and the occupants have erected a screening wall of decorative concrete blocks to provide some privacy – the enclosure of the existing car port would therefore provide greater privacy to the rear of No 9.

13th Jan 2012 – Amended Plans

Amended plans have now been received which show the proposed first floor rear extension reduced to 3m in depth, in order to reduce the impact on both neighbouring properties. Whilst the first floor element will still of course be visible to the rear of No 11, it will be less enclosing and overbearing and will preserve a greater sense of outlook from the rear of the neighbouring property.

The reduction in depth also improves the relationship to the rear of No 9 – although the first floor element would be approx 3.6m from the common boundary, it will again be visible from the rear garden of No 9 and lies to the south-west. There would be an element of overshadowing from the extension which would largely fall across the new roof area proposed to the garage/car port. As noted above, No 9 has a pitched roof single storey extension/covered patio to the rear which already encloses the ground floor rear windows – it is therefore not considered that the proposed extension to No 11 would result in any unacceptable increase in overshadowing or loss of amenity to No 9.

The amended plans now also show steps leading down from the ground floor rear extension, which remains at 4m in depth, to a deck/patio area at a lower level. The steps would be 4.7m from the common boundary with No 11 and as they lead down to a lower area of patio, are not considered to result in any adverse level of overlooking to rear of No 11.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Overall, based on the amended plans, the development complies with the requirements of Policy 59.BE and is considered acceptable.

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

Recommend approval.