HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71148

DESCRIPTION	First floor side extension, conversion of garage to habitable accommodation and new front porch
ADDRESS	36 Stubbington Way Fair Oak Eastleigh SO50 7LR

SITE VISIT DATE	13/08/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, first floor extension over existing garage.
TOPOGRAPHY	Generally flat site, although slight slope from front to back
TREES	Tree in rear garden, but not protected. No impact on roots, possible increased pressure to prune in future years.
BOUNDARY TREATMENT	Open frontage, garage on side boundary with fencing 1.8m high from back of garage to rear.
SITE CHARACTERISTICS	Detached two storey dwelling with attached garage. Small rear garden and off-road parking on frontage.
CHARACTER OF LOCALITY	Area of detached two storey dwellings with off road parking and small gardens. Some examples of similar development in the vicinity.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29298/000/00	ERECTION OF 42 DETACHED HOUSES AND GARAGES TOGETHER WITH ROADS AND LAYING OUT OF OPEN SPACE	PERMIT 19/03/1987
Z/31295/000/00	TWO STOREY SIDE EXTENSION	REFUSE 15/11/1989

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No objection
HEH	I have reviewed the information provided / that held by this Service and I

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	would like to make the following comments about the above application: .. The development site is located within a former sand pit, as shown on the historical ordnance survey mapping .. The property is located within the Fair Oak Study area .. We do not hold any details about the floor construction of the current house or garage nor if they currently have any protection measures installed within them .. The proposals include the conversion of the current garage into a habitable room and includes a WC, which will require services In line with the recommendations within the Fair Oak Study report, the proposed development will need to include features to protect against potential ground gases and not reduce any existing protection measures offered by the existing building design. I would therefore recommend that the following condition is imposed: “No development shall take place until the applicant has produced a ground gas protection scheme and submitted the scheme to, and had approved in writing by, the Local Planning Authority (LPA). On completion of the ground gas protection scheme, but before occupation of the development, a satisfactory validation report shall be submitted to ,and approved in writing by the LPA" The applicant should also be advised to contact Environmental Health to discuss the options open to them in order to comply with the above condition.

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
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area (area 48)

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		
Other … On the basis of the low key nature of the proposal the condition required by HEH is considered to be onerous, so will be included as an informative should planning permission be granted.				

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 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 size and design of the extension is considered to be sympathetic to the existing property and the character of the locality due to set back from the front of the property and the dropped ridge, which creates a subservient element and limits its visibility from the public realm. In addition, there are other examples of similar development in the street scene.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking, again, due to the setback, reduced ridge height and no increased projection to the rear.

The garden size will not be impacted therefore the proposals are not considered to result in the overdevelopment of the plot.

Due to the increase in the number of bedrooms, the number of parking spaces required needs to be increased to three spaces. There is sufficient space to accommodate three parking spaces on

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the frontage and this can be conditioned.

The tree in the rear garden may potentially come under increased pressure in the future to be prune due to its proximity to the raised ridge height of the proposed extension. However, the garden is fairly small and it is likely this would occur due to shadowing of the garden. In addition, the tree is not covered by a TPO and has limited amenity value in the public realm. On balance, the potential future impact on the tree is not considered sufficient to warrant a refusal.

The development complies with the requirements of Policy 59.BE.

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 permission subject to condition.