HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70064

DESCRIPTION	Single storey side & rear extension
ADDRESS	17 Quob Lane West End Southampton SO30 3GJ

SITE VISIT DATE	25/01/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension to the side in place of a section of the existing garage, and extending further out to the rear by 4.1 metres. The existing front section of the garage will remain in place.
TOPOGRAPHY	Moderate slope down to north.
TREES	n/a
BOUNDARY TREATMENT	Generally 1.8 m fencing or wall/trellis on boundaries.
SITE CHARACTERISTICS	Semi detached two storey property previously enlarged to the side with a two storey extension. A flat roofed garage is attached. Red/brown brickwork to ground floor, cream render first floor, brown window/door frames. Garden is of a good size, mainly lawned with a shed to the bottom, and there is an area of decking immediately outside of the lounge.
CHARACTER OF LOCALITY	Residential area within the urban edge. Generally properties within the locality are semi detached or detached within reasonably sized plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
22838/000	First floor extension comprising bedroom.	Permit – 29/10/1973

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	Not received.
Environment Agency	Thank you for consulting the Environment Agency on the above application.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	The Environment Agency has no objection in terms of planning to the proposed development as submitted. The application falls within the scope of our flood risk standing advice (FRSA). Please refer to our FRSA at the following link: http://www.environment-agency.gov.uk/static/documents/Research/FRSA_LPA.pdf The applicant should include details of proposed finished floor levels that should be no lower than existing floor levels and provide details of proposed flood proofing measures to be incorporated into the design. **FLOOD DEFENCE CONSENT** **Advice to applicant - Flood Defence Consent Required** Under the terms of Section 109 of the Water Resources Act 1991, and the Southern Region Land Drainage and Sea Defence Byelaws, the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of a main river or any proposed works or structures within 15 metres of a sea defence. **This permission is separate from planning permission and cannot be considered retrospectively.** Please be aware that the Environment Agency has up to two months to determine applications for Flood Defence Consent and you are therefore advised to contact the local Environment Agency Office as soon as possible to discuss making an application. Consent will only be issued if the works do not pose a flood risk to people and property, and do not conflict with the Environment Agency's other duties.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area - HEWEB 17

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG PPS	- -	 1 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 area

COMMENT ON CONSULTATION RESPONSES

COMMENT ON REPRESENTATIONS RECEIVED

X	None received				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 property is a two storey dwellinghouse located within an existing housing estate, built post-war, to the north of West End centre. The property has previously been extended with a two storey side extension.

It is proposed to enlarge the property further by adding a single storey extension to the side, after taking down part of the existing attached garage, and then extending to the rear by a further 4.1 metres.

The size and design of the proposed extension is considered to be sympathetic to the existing property and the character of the locality due to its position and the use of materials to match. The front of the garage will remain as it is, and will have a new flat roof covering; this will still give uniformity to the appearance of the frontage.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to its design, the positioning of the extension, and the arrangement of the fenestration. The garden is also very well screened, and the extension is stepped in from no. 19 Quob Lane to limit its impact.

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 Environment Agency were consulted as part of the process of this application and have no objection to the proposals, they have advised that the application falls within flood risk standing advice but that flood defence consent is required. This has been added as a note to applicant.

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

The proposed single storey side and rear extension is considered to be appropriate in terms of its size, scale and design, and would not have a significant detrimental impact on the amenity of neighbouring properties.

It is therefore recommended for approval.

REF. NO. «AltRef»