HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74510

DESCRIPTION	Single storey side & rear extension
ADDRESS	Field View Pylands Lane Bursledon Southampton SO31 1BH

SITE VISIT DATE	04/06/2014
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 rear and wrapping round to the side of the building. The development would extend beyond the existing rear building line by a further 1.4 metres, and would project beyond the existing side elevation by 2.3 metres. The length across the rear is 10.7 metres, and along the side elevation 6.5 metres. The height to eaves is 2.8 metres, the maximum height of the roof is 3.5 metres and the overall height to the top of the roof lantern is 4 metres. The extension includes a flue for a wood burner.
TOPOGRAPHY	Relatively level site.
TREES	No trees affected by the development.
BOUNDARY TREATMENT	1.8 m panelled fencing to the front and side boundaries, and planting along the rear boundary line.
SITE CHARACTERISTICS	Large detached two storey house within a sizeable plot. To the front there is also a large garden area and a driveway leading to a detached double garage and gravel parking area. The rear garden is mainly lawned with a terrace area immediately adjacent to the house, and there is a summer house in the north western corner of the rear garden.
CHARACTER OF LOCALITY	The property is within a countryside location, and is part of a row of 3 large properties within spacious plots built as a development close to Manor Farm Country Park.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/35487/002	Construction of 3 no. five bedroomed dwellings with garages and shared drive following demolition of existing dwelling and outbuildings.	Permit – 05/03/2004
F/06/56358	Formation of 3 no. vehicular access points to Pylands Lane and alteration to access to field (amendment to access approved under Z/35487/002).	Permit – 25/04/2006
F/06/58102	Retrospective: Formation of access arrangements and	Permit – 22/12/2006

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69747	footpath. Construction of 3 bay garage/carport.	Withdrawn – 11/11/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap and Countryside Outside Built-up Area Boundary

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): 1.CO, 9.CO, 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1, DM26, S9
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

None.

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON CONSULTATION RESPONSES

COMMENT ON REPRESENTATIONS RECEIVED

	None.				

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 property is a two storey modern house located within a countryside location. It is proposed to extend the property with a single storey side and rear extension to increase on the living accommodation.

The extension is considered to be of a size, and design to be sympathetic to this modern property. Although being located in a countryside location the dwelling is not subject to an agricultural tie, and is unlikely to facilitate the subdivision of the property. In addition the extension would not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, and is considered not to materially worsen the impact of the dwelling on its immediate surroundings.

The plot is large and the boundaries screened, and with the proposed siting of the extension there would not be 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.

Nature conservation

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside/inside the designated zone of impact.

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

The proposed single storey extension is considered to be appropriate in terms of its size, scale and design and would not have detrimental impact on the amenities of neighbouring properties, or harm the character of this countryside location.

Recommend the application for approval.