HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72497

DESCRIPTION	Two storey & first floor side and rear extension and addition of porch roof
ADDRESS	Andiron Court Allington Lane West End Southampton SO30 3HP

SITE VISIT DATE	14/05/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Predominantly level site.
TREES	None to be affected.
BOUNDARY TREATMENT	Post & rail low level fencing encloses site along north elevation. Vegetation screens most boundaries.
SITE CHARACTERISTICS	Large detached residential property set back from the highway behind another detached premises, accessed via a narrow private drive. Property appears to have been previously extended to the side at single storey level and rear at two storey level although no history can be found. Currently white rendered with a reddish tiled roof.
CHARACTER OF LOCALITY	Rural area but with detached properties following line of highway.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None	Conversion of bothy and garage to utility room and guests accommodation	Permitted 1979

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
One letter support received which comments on the good design in relation to the existing property.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	In support of application.

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011) 1.CO, 9.CO, 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM26
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

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, highway matters, street scene and impact on the character of the rural area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …Noted.					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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 1.CO aims to protect the countryside within the Borough and states that development will not be permitted outside the urban edge unless for agriculture, forestry, horticulture, outdoor recreation, essential public utilities or meets other criteria within the Local Plan.

Policy 9.CO relates to domestic extensions to existing dwellings within designated countryside. This policy states that extensions within countryside will only be permitted if they meet certain criteria with the most relevant being that the development must not be likely to facilitate the subdivision of the property into more than one dwelling, the development does not result in the property being disproportionate in size to surrounding properties and the design does not materially worsen the impact of the dwelling on the surrounding countryside.

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.

Policy DM26 shares the essence of Policy 9.CO, aiming to protect the rural environment from inappropriate domestic extensions and replacement dwelling.

Character & appearance and impact on countryside

The dwelling currently has a large workshop and small utility room, both of which extend to the side of the property with internal access. The workshop is set back a little from the front elevation and extends out by a width of 6.5m. The proposed extension will infill the area in front of the workshop to become flush with the front elevation and will provide a first floor above this footprint. Whilst this will result in what appears to be a sizeable addition to the property, due to the footprint and high roof line of the existing workshop, the visual difference is not felt to be significant.

The design is very much in keeping with the main dwelling, replicating the window design, roof and eaves. The rear has a more modern appearance with a two storey glazed window but still retains the overall style of the property. Whilst the extension will not appear as subservient as it could, the continuation of the ridge and eaves retains the simple lines of the original dwelling.

The dwelling sits in a very big plot and the resulting footprint will therefore not appear as cramped or overdeveloped. The position of the dwelling, tucked behind existing development, will also mean it will not affect the existing street scene.

The proposed porch is appropriate in scale and design.

The applicant wishes to finish the extension in brick, in contrast to the render on the original dwelling. Whilst this will be acceptable for the side and rear elevations, the front needs to blend more sympathetically. A condition can be imposed to require the external materials on the front elevation to match those on the existing building, leaving the applicant free to finish the remainder in brick.

The proposal is not considered to result in the property being disproportionate in size to its

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

neighbours. The scale is not considered to be out of keeping with the existing pattern of development and the development is not considered to materially worsen the impact of the dwelling on the surrounding countryside.

The internal layout of the dwelling will not facilitate the subdivision

Highway Impact

There is adequate parking on-site for the resulting property, in accordance with the adopted standards.

Residential Amenity

Due to the siting of the extension and its relationship with the adjacent property, there will be no impact on residential amenities.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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

Recommendation is to permit for the reasons stated above.