HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73367

DESCRIPTION	Construction of single attached garage to side & enlarged porch to front
ADDRESS	29 Verdon Avenue Hamble-Le-Rice Southampton SO31 4HW

SITE VISIT DATE	8/11/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for the erection of a single storey side extension with mono pitch lean to roof to form a garage. The eaves are shown at 2.8m rising to a 3.5m apex. The application also proposes the extension of an existing flat roof porch by another 1.3m (width wise). The extension will not be any higher or any closer to the road than existing and will retain the flat roof. An additional window is proposed within the extension.
TOPOGRAPHY	Level
TREES	None affected
BOUNDARY TREATMENT	2m high fence along side boundary. 1.4m (approx) hedge along front boundary.
SITE CHARACTERISTICS	The site comprises one half of a two storey semi detached dwelling. To the side of the house is a driveway extending to the front boundary over which the proposed garage is proposed to be erected. The property has a small single storey flat roof porch on its front elevation.
CHARACTER OF LOCALITY	The character of the area is residential comprising two storey semi detached properties of varying designs and forms.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
33 Verdon Avenue		
Z/28861/000/00	Erection Of Garage	Permit 14/05/1986
22 Verdon Avenue		
F/09/64688	Single and 2 storey side and rear extensions (amended scheme)	Permit 29/05/2009
21 Verdon Avenue		
Z/33537/001/00	Addition Of New Porch Roof And Construction Of Attached Garage Following Demolition Of Existing Garage And Shed	Permit 30/01/2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
27 Verdon Ave	Observation: The existing fence is new and forms boundary between the two properties. The rain water gutter should not extend into the 27 Verdon Ave property as is shown in the cross section drawing of roof. and the new fence must remain as is. We do not object to the development if the gutter is kept on the 29 Verdon Ave side and no fence alteration takes place.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	It was resolved to leave the decision to the officer
ENG	No objection – subject to conditions

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone

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

Eastleigh Borough Local Plan Review (2001-2011) saved policy 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area 37 Strength of character: Strong

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 character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Room within front garden area to accommodate wheelie bin or can be wheeled from back garden through garage.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
No comment					

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

Saved policy 59.BE of the Local Plan and policy DM1 of the revised draft Eastleigh Borough Local Plan 2011-2029 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 proposed front porch extension follows the form and design of the existing porch and whilst this isn't considered to represent high quality design its resultant appearance would not appear harmful in the street scene noting that it is quite small size and that it is partially screened by the front boundary hedge. Even without the hedge however this element of the scheme would not harmfully affect the character and appearance of the area which comprises at this point a mixture of forms of two storey semi detached houses.

The single storey side extension would sit over an existing driveway area and will be located marginally behind the front elevation of the main house. The design of the extension is subservient in scale and form to the host dwelling and ties in with that of the main house. Materials can be conditioned to ensure they match. Although the extension will be located immediately adjacent to the side boundary spacing between this property and no. 27 next door is retained at first floor level and therefore the scheme is considered acceptable in this respect. This part of the application will also therefore have an acceptable impact in the road.

In terms of residential amenity the porch is sufficiently removed and small enough in size not to impact upon neighbouring residential amenity. The proposed side extension will be located immediately adjacent to the side boundary and will be 2.8 at eaves rising to 3.5m. It is noted that no. 27 has a car port between its side elevation and the mutual side boundary and this itself reduces the level of light into the three ground floor windows of no. 27. It is also noted that a side extension can be built up to a height not exceeding 3m within 2m of a side boundary. The

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

proposed side extension is under this 3m height. The proposed extension is not considered to significantly affect the neighbouring residential amenity in terms of shadowing or levels of light noting the car port at no. 27. The extension is not considered to be of a height or mass than would harmfully affect the outlook of the neighbouring property noting the distance of 2.2m between the flank wall of no. 27 and the mutual side boundary.

Whilst the proposed garage would be of a width that would not meet internal dimensions of parking spaces within garages and can not therefore be considered as a parking space, a condition is attached to require two parking spaces within the front garden area which would meet the requirements of Parking Standards SPD for a 2/3 bedroom properties and on this basis highway officers have no objection. The wheelie bin can be sited either within the rear garden and wheeled through the garage or in the front garden, the tall hedge on the front boundary will provide screening in this event.

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 development complies with the requirements of saved 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 recommendation is to permit