REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72462

DESCRIPTION	Single storey rear extension, following demolition of rear conservatory
ADDRESS	34 Old Priory Close Hamble-Le-Rice Southampton SO31 4QP

SITE VISIT DATE	03 June 2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a flat-roofed, single storey rear extension to provide a new dining area. The extension measures 3.97m in depth, 5.81m in width and 3.12m in height. The property's existing rear conservatory is to be removed as part of the proposals.
TOPOGRAPHY	The site slopes gently and relatively uniformly from north to south.
TREES	There is one small silver birch tree in the property's rear garden which is in close proximity to the proposed extension. Whilst this may require a degree of pruning to facilitate the development, it is unlikely to be significantly impacted upon.
BOUNDARY TREATMENT	The rear garden of the property is surrounded by 1.8m high close-boarded timber fencing.
SITE CHARACTERISTICS	The application dwelling is a sizeable, modern, two-storey detached dwellinghouse constructed in the late 1980s and set on a medium sized plot. The property has parking and an attached double garage to the front, with private amenity space to the rear.
CHARACTER OF LOCALITY	The site is situated within an established residential area and forms part of a modern estate made up of sizeable detached properties of varying designs and house-types.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/25148/018	Erection of ten detached houses and garages with access road	PERMIT – 24/06/1987

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	(14/05/2013): No Objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within 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), Saved Policy 59.BE
Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policy DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 59 (Summary Description Only)

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hamble Parish Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved 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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary guidance.

Appearance, Layout and Impact on the Streetscene and Character of the Area:

The application seeks approval for the erection of a flat roofed, single storey rear extension to allow for the formation of a new dining area. In terms of its size and scale, whilst the proposed extension is larger than the conservatory that it will replace, it is still considered to be a fairly modest addition to what is a substantial property; as such it is deemed to be acceptable in this respect. The property will also retain a good sized garden and therefore the proposals will not result in the overdevelopment of the plot.

With regards to its appearance, the development is of an attractive and particularly contemporary design and a clear emphasis has been placed on the maximisation of light into the extension with a large glazed section to the flat roof, as well as sizeable full height windows and bi-folding doors dominating the rear and northern side elevations. Whilst it is usual to expect an extension to a more traditional style property such as this to replicate its design features and roof pitch in particular, in this instance given it's siting and moderate scale, it is not considered that the contemporary appearance of the extension will detract in any way from the character of the property. Additionally, as the extension is positioned to the rear of the dwelling and will be only very partially visible from Old Priory Close to the front as well as Copse Lane to the rear, it is not considered that the extension will have any significant impact on the street scene or the wider area character.

Impact on Residential Amenity:

It is not considered that the proposed development will have any significant or detrimental impact on

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the amenity of neighbouring properties by way of overlooking, overbearing impact, or loss of light or outlook. The extension is of a single storey only and is sited such that it is both set in from the southern side boundary (by approximately 1.25m at its closest point) and partially positioned alongside the detached double garage of the neighbouring dwelling, No. 35 Old Priory Close. Therefore, whilst the extension does contain a full height glazed window in its southern side elevation, due to the appropriate siting of the development, this is substantively screened by the neighbouring garage, mitigating any potential for overlooking.

Overall, for the reasons as outlined above, the development is considered to comply with the relevant development plan policies and associated supplementary planning documents and guidance.

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

The application is recommended for approval.