HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69714

DESCRIPTION	Single storey front extension with balcony, alterations to retaining wall & pedestrian access, rear decking & insertion of 4no. Solar panels
ADDRESS	Bramble Bank School Road Bursledon Southampton SO31 8BW

SITE VISIT DATE	9/11/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Front single storey extension measures 8m(w) by 7m(d) by 2.8m high. The extension is covered by a balcony with a 1.8m high obscure glazed screen along the boundary with Pine View the remainder enclosed by railings. The proposal involves a new retaining wall and reconfiguring entrance steps. There will also be 4 solar panels on the south house's south elevation. At the rear of the house there is a timber decked area measuring 6m(w) by 1.2m(w) by 1.4m(h) with steps leading to rear garden.
TOPOGRAPHY	Land slopes steeply downwards from front to rear with large drops in level in front of the house. The first floor is approx 0.4m lower than the level of the road.
TREES	None affected
BOUNDARY TREATMENT	Low wall and tall trees along frontage. Mixture of high fencing around remainder of plot.
SITE CHARACTERISTICS	Two storey detached house set low in the plot. The house has an existing smaller balcony at the front.
CHARACTER OF LOCALITY	Mixed residential area, some with large terraced, decked areas.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 Comment Letter (Pine View)	1. The three windows on the north elevation, look directly into our garden and are less than a meter from our fence. We would like to ensure that it's written into the plans that these windows should stay opaque in the future.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	2. The roof terrace will have a 1.8m opaque screen alongside our front boundary fence. We would like to ensure again for privacy that neighbours cannot look down from the roof terrace straight into our property. We would therefore like to have it written into the plans that this will stay opaque in the future. 3. Finally when the retaining wall is constructed between the two properties mentioned above, we would like to ensure that any damage to our property or fence is made good.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Burlesdon Parish Council	No objection
Engineering and Transportation	No objection in principle. The steps will not be ideal for all, but the building does not require public access and is chosen as a dwelling by current and future occupiers who will be aware of what they are getting. In regard to parking, a three-bed dwelling requires 2 vehicle spaces, and these are not shown on plans. Additional plans showing the location of these should be provided for clarity (each space 4.8x2.4m). In addition, two cycle spaces (minimum) should be provided for via a secure 'shed' structure - again the location of this should be shown on plans. TH26 should then be applied.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Rear half of property within the EA Main River Centrelines buffered to 20m

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 24

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

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

None received		See below		

The proposal does not alter the car parking/ cycle requirements or current provision. Therefore it is not considered reasonable to impose new car parking/ cycle conditions.

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

1. The three windows on the northern elevation will be obscure glazed and additional privacy is afforded by the planting along the boundary.
2. A condition can be used to ensure an opaque screen is retained.
3. Any damage would be a civil matter and can not be conditioned.

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.

Character & Appearance

The extension is in proportion to the house and will take up a fairly unusable space at the front of the property. Due to the land topography, the front extension is lower than the level of the road meaning it will be predominantly hidden from view. The balcony is almost level with the road and fairly unobtrusive being situated 9.3m back from the highway and behind a row of trees. The 1.8m high obscure screen along the north eastern boundary will be similarly unobtrusive. The small decked area is at the rear of the property and will have no impact on the School Road Street scene. It is likely that the solar panels along the side elevation could be constructed under permitted development.

Residential Amenity

The angle of the front balcony and obscure glazed panel means there will be no material overlooking into either of the neighbouring properties. The obscure glazed panel will not appear visually obtrusive as it is set along way in (8m) from the adjoining house. The two ground floor northern windows (facing pine view) are obscured by high tree screening and all the windows on this elevation will be obscure glazed. The rear decking is only 1.2m deep and its size restricts it to being just an access to the rear garden. It is therefore considered that the proposal will not have 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.

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 legislative background.

CONCLUSION

Recommend Permit.

REF. NO. «AltRef»