HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70879

DESCRIPTION	Alterations to roof to create a two storey property with side facing roof lights & construction of two storey side, front & rear extension (amended design)
ADDRESS	53 Hobb Lane Hedge End Southampton SO30 0GG

SITE VISIT DATE	27/6/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Front, side and rear extension to convert property into a chalet bungalow. The roofline is pitched on three sides with a gable end at the front, dormer at the rear and roof lights to the side. The proposal includes an attached garage with a pitched roof at the side of the property. The enlarged property measures 10.4m(w) by 14.3m(d) by 5.6m(h). In comparison, the existing bungalow measures 8.2m(w) by 15.1m(d) by 5.2(m) .
TOPOGRAPHY	Relatively flat
TREES	Tall trees at rear and along boundary with no.51
BOUNDARY TREATMENT	Mixture of trees, hedging and garage wall
SITE CHARACTERISTICS	Detached bungalow with lean to conservatory.
CHARACTER OF LOCALITY	The property sits in the middle of a row of detached bungalows, a couple of which have been extended to become chalet bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69522	Alterations to roof to create a two storey property with side facing dormer windows, side facing roof lights & construction of two storey side & rear extension.	Refused

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of objection	- Unduly prominent within the street scene. - Size of the proposal and increase in footprint. - Overbearing impact on no.51 - Loss of light from side dinning room window in no.51

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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Hedge End Town Council	Objection - Overdevelopment - Visually intrusive (No objection raised to previous application F/11/69522)

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 30
Guidance states to maintain the uniformity in building heights and continuity in the building line.

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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	X		
Comments will be covered in the assessment section.					

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Comments will be covered in the assessment section.					

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.

Character, Appearance and Amount of development

The design of the chalet bungalow mirrors the shape of the existing bungalow and that of the neighbouring properties. The extra roof covering the garage is disappointing, but this is a small addition that is not considered to materially harm the overall design of the scheme. Although the proposal will be significantly larger than the existing bungalow, its height and proportions are not dissimilar to other chalet bungalows within close proximity (including the chalet bungalow at no.57). The front gable end has also been successfully incorporated into some of the neighbouring properties.

One consideration is that the chalet bungalow will stretch most of the width of the plot. However, this gap opens up between the pitched rooflines of the chalet bungalow and its neighbours. In addition both of the neighbouring bungalows are set in from their site boundaries meaning a sufficient gap will be retained. Overall the design and size of the proposal is considered acceptable and should fit comfortably alongside the mixture of bungalows and chalet bungalows that make up Hobb Lane.

The site is considered to retain a good sized garden therefore the proposals are would not result in the overdevelopment of the plot.

Residential Amenity

There are no primary windows located in the facing sides of the adjoining bungalows (no.51 main dining room window is located at the rear). The light to the rear windows should not be materially affected as the proposal passes the day lighting test outlined in the Council's Quality Places Supplementary Planning Document.

The two storey property extends marginally further than the existing conservatory. However, it should not be visually intrusive as its bulk has been reduced using a pitched roof with rear dormer and the site is well screened.

The proposal introduces five side facing roof lights. The ones furthest forward are extra bedroom windows and there position would only provide views over the neighbouring rooftops and not rear

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

gardens. The ones furthest back are for secondary rooms (i.e. a landing & obscure glazed bathroom/ en-suite windows) and as such are unlikely to cause significant levels of overlooking. The proposal introduces a first floor rear dormer serving a bedroom, which is an arrangement commonly found in residential areas.

It is therefore considered that the proposal would not have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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

The development complies with the requirements of Policy 59.BE and so is recommended for permission.

REF. NO. «AltRef»