HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74382

DESCRIPTION	One and two storey rear extension
ADDRESS	37 Astral Gardens Hamble-Le-Rice Southampton SO31 4RQ

SITE VISIT DATE	13/05/2014
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 addition of a one and two storey rear extension following the removal of the property's existing conservatory. The single storey part of the extension will project 3m beyond the rear elevation of the dwelling, whilst the depth of the first floor element will be 2m. The development is to allow for the creation of an open plan kitchen/diner at ground floor level as well as the enlargement of the property's existing bathroom and third bedroom at first floor level.
TOPOGRAPHY	The site is relatively flat and level.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The property's rear garden is surrounded by 1.8m high close-boarded timber fencing on all sides.
SITE CHARACTERISTICS	No. 37 Astral Gardens is a modern detached four-bedroom dwelling with a two-storey gable front projection. The property is finished in red-brick with concrete roof tiles and, other than for the addition of an L-shaped rear conservatory which is to be removed as part of the proposals, has remained largely as originally constructed. Off-road parking is provided by way of a driveway to the front with the property having an area of private amenity space to the rear.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of a modern housing estate made up of detached and terraced two-storey dwellinghouses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	(29/04/2014): 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
Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policy DM1, DM24
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble and Hound Character Area Appraisal – *BHH 60* (Summary Description Only):

"1980s/1990s terraced/detached development on multi-headed cul-de-sacs in west Hamble."

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

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 the principle of the development proposed, design and layout, residential amenity, highway matters, and the impact of the proposals on the 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		

COMMENT ON REPRESENTATIONS RECEIVED

Other …

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Layout, design and the impact of the proposals upon the character of the area:

The proposed development is considered to be acceptable in terms of its layout and design. The extension is of a modest scale and depth and represents a particularly proportionate addition to the property in this respect. The visual appearance of the development is sympathetic to the host dwelling; matching in terms of materials, fenestration and architectural detailing. The roof has also been designed to replicate that of the main property and such as to significantly reduce its potential bulk and massing. As the extension will be situated to the rear of the application dwelling, it will have no impact upon the Astral Gardens street scene or the wider character of the area. Accordingly the proposals are considered to comply with the requirements of Saved Policy 59.BE of the adopted Local Plan in this regard.

Residential amenity:

Owing to the siting of the proposed development and the presence of a garage court to the south-

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

eastern side of the application plot, the main consideration in respect of residential amenity concerns the impact of the extension upon the neighbouring property to the north-west, No. 35 Astral Gardens. The proposed extension will be positioned in relatively close proximity to the shared boundary with this dwelling. Notwithstanding this however, and owing to the particularly limited depth of the development which is less than that of the property's existing conservatory to be removed, it is not considered that it will be unduly overbearing nor will it result in an unacceptable loss of outlook or light for the occupiers of No. 35, with the proposals conforming with the light tests for rear extensions as set out in the Council's adopted Quality Places Supplementary Planning Document. The extension also contains no side facing windows in its north-western elevation and therefore there is no potential for any undue overlooking to occur. The proposals are accordingly considered to be in compliance with the requirements of Saved Policy 59.BE of the adopted Local Plan in respect of residential amenity.

Highway matters:

Whilst additional floor space at first floor level is to be created as part of the proposals, there will be no overall increase in the number of bedrooms within the dwelling and as such there is no requirement for any additional on-site car parking to be provided. There are no other highway related considerations in respect of the development proposed.

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised 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.