REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72154

DESCRIPTION	Single storey rear extension following demolition of existing extension
ADDRESS	Elgin Lodge Allington Lane Fair Oak Eastleigh SO50 7DB

SITE VISIT DATE	05 April 2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey, flat roof, rear extension 4.0m deep, 4.8m wide.
TOPOGRAPHY	Flat site
TREES	None affected by this application
BOUNDARY TREATMENT	Mix of 1.8m high fencing and hedge/tree planting to southern boundary.
SITE CHARACTERISTICS	Large, detached, two storey dwelling on the corner of Allington Lane and Dean Road, formerly Fair Oak Cottage, which has been extended on several occasions to provide additional living accommodation and covered swimming pool. Detached garage/store to the rear accessed via a driveway to the side of the house and reasonable sized rear garden. Public footpath along outside of northern boundary.
CHARACTER OF LOCALITY	Allington Lane extends from Fair Oak to West End, starting within the built urban edge, leading into countryside just beyond this development site. On the north of the site, there is an established residential development of detached and semi-detached properties, some of which have been built as part of a larger residential development, others have been built independently. This has created a fairly mixed character with quite a fixed separation between the built edge and countryside designations. Beyond the development site to the south, development is less dense and of a more typical character for commercial and residential premises in the countryside. Immediately to the south lies St Swithun Wells Catholic Church, and Kings School to the southeast of that. The area is generally well-tree'd and has a rural character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19449/003/00	SINGLE STOREY REAR EXTENSION TO PROVIDE SWIMMING POOL ENCLOSURE	Permit 29/09/03
Z/19449/002/00	TWO STOREY SIDE EXTENSION AND ADDITION OF NEW FRONT PORCH	PERMIT 04/08/1995

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19449/000/00	two storey rear extension	PERMIT 21/06/1979

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No Objection
CRT	I can confirm that I have no arboricultural concerns, therefore I raise no objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic/Local Gap Outside Built-up Area Boundary Adjacent to Established Residential Area Within Countryside Designation Within Lakesmere House School Historic Park Part of Reserve Housing Provision Special Policy Area Within blanket TPO

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

Eastleigh Borough Local Plan Review (2001-2011) 1.CO, 2.CO, 3.CO, 9.CO, 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM26
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

n/a

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, trees, street scene and character of the area

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COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

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

Principle – The development site falls within countryside on the edge of the built urban edge. Policy 1.CO of the Local Plan only supports development within a countryside location that cannot be located elsewhere. Given this is an extension to an existing residential property, it is clear that the proposed development cannot be located elsewhere, therefore the principle of the development is accepted, subject to the proposed works being appropriate in scale and design, in compliance with the current local planning policies and guidance.

In this case, policies 2.CO and 3.CO deal with the strategic and local gap, and require development to not diminish, physically or visually, the gap. Policy 9.CO, relates to extensions to dwellings in the countryside requiring development to be appropriate in proportionate with the property and the surrounding properties; and to not increase the impact of the property on the setting and location. Policy 59.BE which deals with the general development criteria and 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.

Design and Layout – The design of the proposed extension is a flat roof, single storey extension, with large bi-fold doors, with materials to match the existing building, replacing a small rear extension already in place. It is not architecturally significant and the proportions do not sit entirely comfortably with the existing house, therefore it could be considered to not enhance the

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

character and appearance of the dwelling, but it is typical of the type and size of extension that is normally seen on a residential property and does not significantly detract from the property which has already been extended previously to provide a two-storey extension and a conservatory enclosing a swimming pool. The character of the dwelling has been undermined to the extent that its original character has been lost.

Residential Amenity - There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the separation between this property and the nearest residential properties in Dean Road, the level of screening and the position of the extension. The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Street Scene and Character – The proposed works are small scale and not visible from the public realm. As a consequences, there is no impact on the character of this countryside location or the strategic and local gap. There may be limited views of the extension from the public footpath which runs to the northeast of the property and from Dean Road, however this will not be significant.

Whilst the proposed development does not enhance the character of the dwelling, the original character has already been lost, the proposed development does not impact detrimentally on the countryside character, particularly in light of the sites proximity to the urban edge, and on balance the extension it considered to be acceptable.

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

Recommend permission subject to condition.