REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73360

DESCRIPTION	First floor extension including raising of ridge height to allow for creation of first floor accommodation
ADDRESS	1 Cambrian Close Bursledon Southampton SO31 8GW

SITE VISIT DATE	05/12/2013
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 development as described above and is to allow for the provision of first floor living space and the increase of the property from a one to a two bedroom dwelling.
TOPOGRAPHY	The site slopes from west to east and from south to north.
TREES	There is a hedge along the eastern boundary of the site with No. 3 Cambrian Close which may require a degree of pruning to facilitate the construction works, it is unlikely however to be significantly affected by the proposed development.
BOUNDARY TREATMENT	The western side of the property is fairly open with there being 1.8m high close-boarded timber fencing along the southern side boundary serving to enclose the property's private amenity space. The eastern side boundary with No. 3 Cambrian Close is marked by a hedge of approximately 2.5-3m in height.
SITE CHARACTERISTICS	The application dwelling is a one-bedroom, single-storey property with a monopitch roof. It is situated at the end of a small terrace of properties and adjoins neighbouring dwellings on both its north and eastern sides.
CHARACTER OF LOCALITY	No. 1 Cambrian Close falls within an established residential area consisting predominantly of small terraces of modest sized properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/18886/013/00	Erection of 87 dwellings, some with garages, roads, foot paths and parking areas	PERMIT – 05/04/1983

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	(12/12/2013): No Objection
Head of Transportation and Engineering	(04/12/2013): 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
Revised Draft 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-le-Rice and Hound Character Area – *BHH50* (Summary Description Only):

1980s terraced/semi-detached development on loop/multi-headed cul-de-sacs in north Bursledon.

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 states 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 residential amenity, highway matters, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – comments noted.				

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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

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:

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 planning documents and guidance.

Layout, Scale, Design and Impact of the Proposals on the Street Scene and Area Character:

The proposals are for a first floor extension to allow for the creation of additional living space and include the provision of a gable ended pitch roof to the property in place of the existing monopitch arrangement.

The development is considered to be acceptable in terms of its design, scale and impact upon the character of the area. The footprint of the property will not increase and whilst the dwelling has only a relatively modest area of external amenity space, it is considered that it is adequate to serve a property of the size proposed; accordingly, the proposals will not result in the overdevelopment of the plot. It is acknowledged that the site is positioned in a fairly prominent location at the junction of Cambrian Close and Lionheart Way and that the extension, due its nature and positioning, will be visible within the streetscene when viewed from both the southern and western aspects. It is not, however, considered that its prominence will be undue nor will it be to the detriment of the character of the area. The alterations proposed are respectful of and will be sympathetic to the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

nature and appearance of the adjoining terrace of properties when viewed from the south and whilst the resulting dual pitched roof arrangement to the western elevations of nos. 1 and 2 Cambrian Close may be a little unusual, it will be set against the existing larger gable-ended side elevation of No. 3 Cambrian Close which serves to adequately soften its visual impact.

Residential Amenity:

It is not considered that the proposed development will have any undue impact upon the amenity of the occupiers of neighbouring properties. Whilst the alterations will adjoin both nos. 2 and 3 Cambrian Close, due to the relative positioning of no. 1, the development will not be overbearing nor will it result in any undue loss of light or outlook for the occupiers of these properties. In addition, no unacceptable level of overlooking will occur.

Parking:

Whilst the proposals will increase the property to a two-bedroom dwelling, there is still adequate parking provision available to meet the requirements of the Council's adopted Residential Parking Standards SPD and accordingly the Head of Transportation and Engineering has raised no objections to the proposals on these grounds.

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 Draft 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.