HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71854

DESCRIPTION ADDRESS	Two storey rear extension, single storey side & rear extensions & elevation alterations including insertion of 2no. First floor windows to east elevation to allow for conversion of 2no. dwellings into a single dwelling 109-111 Moorgreen Road West End Southampton SO30 2HG

SITE VISIT DATE	05/02/2013
ARE PLANS ACCURATE?	Yes, amended plan received 05/02/13 to accurately show extensions in relation to original footprint.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Proposal is to extend two existing properties at both single storey level and two storey level to allow for the internal conversion into a single dwelling. The conversion itself does not constitute development and this element doe not therefore require planning permission. The proposal comprises the following: No111 - Single storey extension with extended porch canopy to provide new main access, two storey rear extension to sit behind and integrate into existing extension with extended ridge, insertion of 2no new first floor windows on side elevation. No109 – New roof to existing two storey extensions, to integrate into extensions at No111, replacement of existing lean-to conservatory with gable ended extension which occupies a slightly wider footprint.
TOPOGRAPHY	Site is generally flat around the dwellings with the gardens gradually sloping down away from the buildings.
TREES	None to be affected.
BOUNDARY TREATMENT	Mix of 1.5-1.8m fencing, brick wall and hedging along side boundaries, open frontage.
SITE CHARACTERISTICS	Site comprises a pair of semi-detached dwellings sited on a busy highway within a residential area. Designated countryside forms the undeveloped land the other side of the highway. At present the properties are separate dwellings with their own garden space and parking.
CHARACTER OF LOCALITY	Varied residential development along the northern side of a busy highway which borders countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No109	Erection of first floor rear extension	Permitted 1988

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/26856/001/00		
Z/26856/002/00	Rear conservatory	Permitted 1999
Z/26856/003/00	Ground floor infill extension to side	Permitted 1999
F/06/56436	Single storey side extension	Permitted 2006
No111 Z/30782/000/00	Two storey extension and erection of porch	Permitted 1989

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

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
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

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

POLICY COMMENTARY

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.				

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

Policy 59.BE of the Local Plan and policy DM1 of the Pre-Submission Eastleigh Borough Local Plan both require 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. They also require development to have 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.

Principle

The site falls within the urban edge where the principle of domestic extensions is acceptable subject to any proposal complying with the relevant local plan policies.

The site is adjacent to designated countryside, however, and the proposal has therefore been assessed with regard to the potential impact on the rural surroundings.

It is acknowledged that the conversion of two dwellings into a single dwelling does not constitute development. The proposal has therefore been assessed in terms of the presence of the extensions and their resulting impact.

Character and appearance

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Both dwellings have been extended incrementally over the years resulting in a slightly awkward variety of additions that do not relate well to each other or to the dwellings. The proposal seeks to enlarge the accommodation but in doing so, will regularise the appearance of the existing development giving it a more cohesive appearance.

The proposed two storey extension at No111 is the most significant element but this is not considered to adversely affect the character or appearance of the dwelling or the pair. The remaining development is largely on the existing footprint and will have a limited impact on the street scene.

Impact on surrounding countryside

Due to its design, scale and siting, the proposed development is not considered to materially worsen the impact of the dwellings on the nearby countryside.

Highway impact

Whilst the proposed development is to facilitate the conversion into one single dwelling, it is noted that there is sufficient parking within the site for the total number of bedrooms proposed, both assessed as two separate dwellings or a single dwelling.

Residential amenities

Due to the scale, design and existing relationship with the adjacent properties, there would not be an unacceptable impact by way of a loss of light, outlook, overbearing impact or overlooking.

The two storey infill proposed at No111 will not affect windows to habitable rooms on the side or rear elevation of No113a. Two windows are proposed to be inserted into the original east elevation at first floor level - these can be conditioned to be obscurely glazed to avoid any overlooking of No113a. The insertion of any additional windows at first floor level is restricted under current permitted development regulations.

The proposed development at No109 is largely to improve and enlarge the roof scape. Whilst the new roofs will be higher than the existing, they are not considered to materially worsen the impact on the adjacent property.

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

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/or legislative background.

CONCLUSION

Recommendation is to permit for the reasons stated above.