HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71233

DESCRIPTION	Two storey, first floor & single storey front extensions, demolition of part of garage & formation of sun room & enlargement of decking
ADDRESS	15 Oakwood Way Hamble-Le-Rice Southampton SO31 4HJ

SITE VISIT DATE	6/8/2012
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is threefold. The first element is for a single, two storey and first floor extension to the front of the house. The second is the removal of an existing double garage and replacement with a smaller outbuilding to be used as a summerhouse and finally the extension of a raised decking area between the main house and the summer house. The decking area is enclosed along its side by a 1.8m fence and gate which runs parallel to the side boundary of the site. The existing front elevation is staggered and the proposed extension will project part of this front elevation forward by 1.9m. This extension will be set in 1m from the foremost part of the existing front elevation. The two storey element will represent a small proportion of the proposed works in the centre of the front elevation forming the hall and small portion of the first floor master bedroom. The remainder of the proposed extension being first floor only forming the majority of the master bedroom. The first floor extension will comprise a hipped roof either side with gable frontage. Two velux windows are proposed to be removed. Three velux windows (2no. to the master bedroom and 1no. to the stairway) are proposed on the roof slope of the proposed first floor extension facing towards no. 16. The first floor front elevation shows full length window to the master bedroom with juliette balcony. The ridge height of the first floor extension will match that of the ridge line of the existing property. The summer house will have two velux windows on the roof slope facing into the site. The summer house will measure 3m wide by 6.3m long with an eaves height of 2.3m and ridge of 3m. The decking area as extended will be 80cm above ground level and located 2.8m from the side boundary to no. 14.
TOPOGRAPHY	The site is relatively level
TREES	n/a
BOUNDARY TREATMENT	2m high fence to side and rear. Front side boundary to no. 14

THE SITE AND ITS SURROUNDINGS

	1m fence and hedge above (2m total)
SITE CHARACTERISTICS	The site comprises a detached chalet bungalow with detached double garage
CHARACTER OF LOCALITY	The site is located within a cul de sac comprising two storey detached chalet bungalows and tow storey detached bungalows all facing onto a centrally positioned small open green.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/62110	Rear conservatory	Permitted 20/03/2008
F/06/57583	Construction of detached garage, following demolition of existing garage	Permitted 04/09/2006
Z/38609/000/00	RAISING OF ROOF AND PROVISION OF FRONT AND REAR DORMER WINDOWS TO PROVIDE LIVING ACCOMMODATION	Permitted 17/04/2002
14 Oakwood Way		
Z/36730/001/00	SINGLE STOREY AND FIRST FLOOR FRONT EXTENSIONS AND ENLARGEMENT TO REAR DORMER WINDOW	Permitted 18/11/2003
19 Oakwood Way		
Z/34883/000/00	CONSTRUCTION OF FIRST FLOOR FRONT EXTENSION	Permitted 04/12/1997
Pippins Oakwood Way		
Z/24067/000/00	First floor extension at front to provide bedroom	Permitted 11/12/1979

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
25 Oakwood Way	Juliette balcony and full length first floor front elevation window out of keeping with character of area and causes harmful overlooking. Front building line encroached. Double gables on front elevation would create a cluttered appearance on roof.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	The Parish Council resolved to leave the decision to the Officers.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Eastleigh Borough Local Plan pre submission (2011-2029) DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area 34: Moderate strength of character.

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 particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
No comment					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 Local Plan pre submission (2011-2029) 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.

The proposed single, two storey and first floor extensions to the front of the premises are in keeping with and sympathetic to the host building in terms of their bulk, massing roof shape and design. Whilst two gables would result on the front elevation, one at first floor and one at ground floor, this is not considered to result in a form of development that would be harmfully in contrast with the character and appearance of the area. The proposal shows a full length window with Juliette balcony on the front elevation at first floor to a bedroom window. No similar sized first floor windows are found within this close however its presence is not considered to harm the character and appearance of the area. The application in this respect is therefore not considered to harmfully impact the character and appearance of the area. It is noted that a number of other properties in the immediate locality have carried out, with the benefit of planning permission, similar or identical extensions such as no. 14, adjacent, no. 19 and 'Pippins' (noted in the history section). The proposed summer house will result in the removal of a large double garage with uncharacteristic shallow pitch roof. The proposed structure in its place will have the same depth as the existing garage but its width will be 2.3m narrower. The replacement structure will be 40cm higher than existing with a slightly steeper pitch nevertheless the proposed structure will be more in keeping in design terms with that of the main property and its replacement of the double garage is considered to represent an improvement to the character and appearance of the area. The application is therefore considered acceptable in this respect.

The proposed decking area will be located to the rear of the property and therefore not visible from the road. As such the proposed decking will have no impact upon the character of the area.

In terms of residential amenities the proposed development will introduce velux windows at first floor facing no. 16 Oakwood Way. The velux windows are high level (1.95m above f/l) and as such not capable of allowing harmful levels of overlooking. The proposal shows a full length window with Juliette balcony on the front elevation at first floor to a bedroom window. The window will have in direct /oblique views of neighbouring front gardens and it is not considered that harmfully overlooking would arise from this. The scheme also proposes the extension of the decking area to the rear. The decking area is approximately 80cm above ground level and located 2.8m from the side boundary to no. 14. Amended plans have been submitted to show a 1.8m high fence with gate along the edge of the decking, running parallel with the side boundary which would prevent views either standing or sitting from this decking area onto the neighbouring property at no. 14 Oakwood Way. It is considered that this will prevent harmful levels of overlooking onto the rear garden of no. 14 and the proposed development is therefore considered acceptable in this respect.

The proposed summer house will be 40cm higher than the existing double garage with a slightly

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

steeper pitch nevertheless noting the eaves height of 2.3m the proposed structure is not considered to have an unacceptable impact upon the outlook of occupants at no. 14 and the application is considered acceptable in this respect.

The proposed development will result in a reduction of one bedroom from existing. The existing driveway provides sufficient parking and there are no implications in terms of parking availability on site.

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

The development complies with the requirements of Policy 59.BE of the Eastleigh Borough Local Plan (2001-2011) and Eastleigh Local Plan Pre submission (2011-2029).

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

The recommendation is to permit.