ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

site or elsewhere.

Assessment of Proposals:

In summary, the application seeks approval for the erection of a flat-roofed single storey rear extension with roof lights, a side conservatory to the south-west elevation as well a pitched roof open-sided porch on the front (south-east) elevation. The application property is a three-bedroom bungalow finished in cream-render with a slate-tiled hipped roof set on a large plot.

In terms of their size and scale, the proposed alterations are considered to be appropriate and are sympathetic to the existing dwellinghouse. Both the proposed porch and the side conservatory will be oak-framed and are deemed to be relatively attractive features which will improve the exterior of the dwelling and introduce a degree of interest to the property. The alterations are also in-keeping with the character of the area and whilst the porch and the conservatory will be visible from the highway, they will be largely obscured by the dense hedge/tree-line along the front boundary of the plot and are not considered to have any detrimental impact on the street-scene. The application property is set on a substantial plot and therefore the proposals will not result in any form of overdevelopment.

With regards to residential amenity, there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking as a result of the proposed development. The porch will not be visible from neighbouring properties and the proposed side conservatory is set well within the plot. Whilst the flat-roofed rear extension will be situated within relatively close proximity to the boundary with Nos. 42 and 44 Missenden Acres, it contains no windows in its north-western elevation, will be well-screened by the existing perimeter fencing and will be partially obscured by the trees sited along part of this boundary. It should also be noted that the proposed rear extension in having a depth of less than 4m, an overall height of less than 4m and an eaves height of under 3m within 2m of the boundary of the property, does not actually require express planning consent as it extends from what is deemed to be the rear elevation of the original part of the bungalow and is within the allowed dimensions for enlargements and alterations to existing dwellinghouses conferred by The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, Schedule 2, Part 1, Class A.

Part of the site falls within the Environment Agency Flood Zones 2 and 3 and is shown to be at risk from fluvial flooding, with the property being located to the north of a small stream. The Applicant has submitted a Flood Risk Assessment as part of the planning application which demonstrates that there will be no increased risk of flooding as a result of the proposed development. The document also sets out flood risk mitigation measures (Section 8) which are in accordance with the Environment Agency's requirements as stipulated in their Flood Risk Standing Advice for householder extensions of less than 250sqm within Flood Zones 2 and 3.

Overall, for the reasons as set out above, the development is considered to comply with the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policies DM1 and DM4 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029.

OTHER MATERIAL CONSIDERATIONS

It is considered that there is/are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The application is recommended for approval subject to conditions

COMMENT ON CONSULTATION RESPONSES

No objection to the proposals has been raised by Hedge End Parish Council or by the Head of Countryside and Trees.

COMMENT ON REPRESENTATIONS RECEIVED

X	None received	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application

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

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.

Pre-Submission Eastleigh Borough Local Plan (2011-2029):

Whilst the Eastleigh Borough Local Plan Review (2001-2011) remains the adopted development plan for the purposes of the determination of the planning application, a revised Local Plan which will replace this document has been formulated and is now at pre-submission consultation stage; whilst this document and the policies contained within it can have only limited weight due to the unadopted status of the Plan, it is still considered that it is a material consideration in the determination of this application. The relevant policies to this application are:

Policy DM1 (General criteria for new development) which is a replacement for the aforementioned Saved Policy 59.BE of the current Local Plan and essentially replicates its requirements in relation to developments of the nature proposed as part of this planning application.

Policy DM4 (Flood Risk) sets out the requirements for developments within areas at risk from fluvial or coastal flooding as defined by the Environment Agency. In respect of this application, the relevant parts of the policy are (iii), (iv) and (v) which stipulate that development will only be permitted if: a Flood Risk Assessment shows that the site is adequately defended from flooding or includes adequate flood defences or flood risk management measures; the development does not damage or inhibit existing flood defences; and the development will not cause or worsen flooding either on the

THE SITE AND ITS SURROUNDINGS

	opposite the entrance to the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28055/000/00	Formation of vehicular access	PERMIT 27/02/1985
Z/28055/001/00	Construction of front extension to include rooms in roof space with roof lights	PERMIT 01/03/2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None Received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	20 September 2012 – No objection
Head of Countryside and Trees	08 October 2012 – I have no arboricultural concerns regarding the above application so raise no objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built-Up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) – Saved Policy 59.BE
Pre-Submission Eastleigh Borough Local Plan 2011-2029 – Policies DM1 and DM4
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework
Technical Guidance to the 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, character of the area and the impact of the development on flood risk.

COMMENT ON CONSULTATION RESPONSES

None received		See below		

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71117

DESCRIPTION	Erection of single storey rear extension, conservatory to side & front porch
ADDRESS	West Lodge Grange Road Hedge End Southampton SO30 2GA

SITE VISIT DATE	12 October 2012
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 following alterations/extensions: the erection of a single storey rear extension measuring 2.9m in depth,10.75m in width and 3.2m in total height (including the proposed skylight) to allow for the provision of a new dining room as well as the enlargement of the existing bathroom and one of the property's bedrooms; a side conservatory to the south-west elevation which measures 3.1m in depth, 3.9m in width and 3.6m in overall height; and the addition of a 3.6m high oak-framed, open sided, apex-porch with associated stone feature step.
TOPOGRAPHY	The site as a whole slopes from south-west to north-east and north-west to south-east. The slope is relatively gentle in the proximity of the dwellinghouse and the initial part of the rear/side garden before there is a significant drop down to the north-eastern most part of the plot, with this area being situated much lower (approximately 2.7m) than the application property.
TREES	All tree species within the application site are covered by a Tree Preservation Order (TPO 114), there are however no trees within the vicinity of the proposed works.
BOUNDARY TREATMENT	The north-western boundary in the vicinity of the proposed rear extension is marked by 1.8m high close-boarded fencing as well as in part by a number of trees. The front boundary of the property adjacent to Grange Road consists of a gated entrance as well as dense hedging/treeline which largely obscures the view of the property from the highway. The south-eastern boundary of the plot is also marked by a dense treeline with 1.8m high fencing surrounding the property's side garden.
SITE CHARACTERISTICS	Single storey bungalow finished in cream render and set on a large plot. The property has a gated entrance and has been previously extended from the south-western elevation.
CHARACTER OF LOCALITY	The site is located directly to the south-east of Missenden Acres which forms part of the 1980s/1990s Grange Park housing development. To the north-west is the Botleigh Grange Office Campus, with the playing fields associated with Wildern School being situated to the south-west