HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70385

DESCRIPTION	Raising of roof with front, rear & side facing dormer windows,chimney, two storey front & rear extension
ADDRESS	Bushey Dene Winchester Road Botley Southampton SO32 2DH

SITE VISIT DATE	21.2.2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for a small front extension to enlarge the hallway, the removal of a garage door and replacement with a bay window, a rear extension of 2m to 3m in depth spanning the entire width of the building and the formation of a new roof within in which the a new first floor will be located. The roof will be hipped with gable elements on each elevation. Five dormer windows are proposed, two on the front elevation, two on the rear and one on a side elevation (north) relating to a bedroom. A first floor balcony is proposed off the master bedroom set within the roof overhang. Two side elevation windows are also proposed at first floor with the gable ends, those being to the master bedroom and to an ensuite. Both are shown annotated on the plan as obscure glazed. The eaves height of the proposed building increase by 20cm from 2.3m to 2.5m and ridge height from 4.7m to 8m in height.
TOPOGRAPHY	The site is level
TREES	n/a
BOUNDARY TREATMENT	Mixture of hedging and fencing of approx 2m to 2.5m in height. Rear boundary lower level vegetation over wire mesh fencing of 1m to 2m in height
SITE CHARACTERISTICS	The site comprises a bungalow with shallow pitched roof and integral garage sitting within a reasonably sized plot.
CHARACTER OF LOCALITY	Residential principally characterised by detached two storey dwellings. Mimosa Lodge is a residential care homes. Rear of the site is farmland.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Myrtle Cottage, Winchester Road	Objection on grounds of balcony on first floor rear elevation in respect of overlooking that is considered would result.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BOT	Objects to the application with the following comments: The position of the detached garage is visually intrusive and incompatible with the character of the street scene in Winchester Road. The position of the garage would be more appropriate if relocated closer to the side of the house.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap Outside Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – site within countryside and not therefore identified within appraisal.

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development 7 Planning Policy Statement 7: Sustainable Development in Rural Areas

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	

An objection was raised in respect of the first floor rear balcony and overlooking onto Myrtle Cottage that would result. Since then the application has been amended to reduce the depth of the balcony by 60cm. The roof overhang remains as originally proposed and these act now as screens to limit the extent of overlooking onto neighbouring properties.

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	

Objection received from Botley Parish Council in respect of the location of the garage which was considered to be out of keeping with the character and appearance of the area. The application has been amended to remove the garage from this application.

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 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 site is located with the countryside and within a strategic gap. As such policies 1.CO (Development in the countryside), 3.CO (Local Gaps), 9.CO (Extensions to dwellings in the countryside) and 59.BE (Promoting good design) apply.

Principle

The site is located in the countryside and policy 1.CO permits development in the countryside where it is in accordance with a number of listed criteria, one of which is where the proposal would meet the criteria in other policies within the plan. One such policy is 9.CO which permits the extension of residential buildings provided a number of criteria are met those being that the dwelling in question is not subject to an agricultural occupancy condition, that the extension would not facilitate the subdivision of the property into more than one dwelling, that the dwelling would not become disproportionate in size to neighbouring dwellings or to the plot on which it is proposed and the extension would not worsen the impact of the dwelling on its surroundings or the countryside in general. Policy 3.CO is also relevant and permits appropriate development where it can not be acceptably located elsewhere and where it would not diminish the Local Gap, either physically or visually. Subject to meeting the criteria of this and other relevant local plan policy, the principal of development is acceptable. The impact upon the countryside, the local gap and character of the area and neighbouring residential amenity is discussed below.

Impact upon the Countryside

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Although located within the countryside, and despite views that will exist between the private farmland to the rear and west of the site and the site itself, the dwelling as extended would sit in amongst a line of detached two storey dwellings along the same side of the road. As viewed from other parts of the designated countryside to the west, the proposed development would not appear out of place and would not undermine the qualities of the countryside at this point. The property is not subject to an agricultural occupancy condition and would not easily facilitate the subdivision of the property into two separate planning units. The proposed development is therefore considered to be in keeping with the requirements of policy 9.CO of the Eastleigh Borough Local Plan Review (2006) in this respect.

Visual and Physical Local Gap

As noted above, the site is situated between a line of two storey detached dwellings and the proposal to extend and create new first floor, would not materially or significantly diminish the local gap. The nature of the development is such that it would not be reasonable to expect it to be sited elsewhere provided that it meets the aims of relevant local plan policies. As such the development is considered to be in accordance with policy 3.CO of the Eastleigh Borough Local Plan Review (2006) in this respect.

Street scene and character of the area

The existing bungalow on site is uncharacteristic of the predominant character of the area, that being two storey detached dwellings. The proposed development is therefore considered to compliment and sit well within the street scene and is in accordance with policy 59.BE of the Eastleigh Borough Local Plan Review (2006) in this respect.

Highway matters

The Residential Parking Standards SPD requires that a four bedroom property provide three parking spaces. It is considered that there is ample space within the forecourt of the property to provide the necessary parking spaces and associated turning area and as such there is no objection in this respect.

Residential amenity

To assist with assessing the impact of a development on neighbouring properties Supplementary Planning Document: Quality Places has been produced which gives guidance on over looking, loss of light and amenity space for new dwellings and extensions. The distance of the footprint of the dwelling would remain unchanged at 5m and 4.5m to Mimosa Lodge and Myrtle Cottage respectively. The additional floor and extensions as proposed would be sufficiently removed from neighbouring properties to ensure that there would be no harm onto neighbouring properties in terms of their outlook, overshadowing or loss of light. New windows at first floor level would create a degree of overlooking from this to neighbouring properties that did not exist before. The side windows within gable ends are shown as obscure glazed and this can required by condition to any approval issued. The side dormer window facing towards Myrtle Cottage which relates to a bedroom is located approximately 12m from the side boundary of that property and at this distance it is considered that no harmful overlooking would result. The rear dormer windows would in the main look over the garden of the application site. No direct overlooking onto neighbouring properties would result. The proposed rear balcony has been amended so that it is set in 60cm from the edge of the roof overhang above. This roof overhang and supporting side walls act as a screen to the balcony to limit the angle of view from the balcony and as such views from the balcony will principally be onto the rear garden of the application site. Oblique views either side to the end of the neighbouring rear gardens will be available however the extent of these views is limited and not direct and as such the proposed balcony is not considered to cause an unacceptable level of overlooking. A condition is attached to require the balcony is area is not

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

enlarged without the prior approval of the local planning authority.

There would not therefore be an unacceptable impact to neighbouring properties and the application is considered to comply with policy 59.BE of the Eastleigh Borough Local Plan Review (2006) in this respect.

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.

OTHER MATERIAL CONSIDERATIONS

It is considered that there 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.