HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72062

DESCRIPTION	Single and two storey rear extension (amended description)
ADDRESS	Hawthorns Hamble Lane Bursledon Southampton SO31 8DR

SITE VISIT DATE	27/2/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed application is for a single and two storey rear extension. The extension at ground floor will project 4.5m from the existing rear elevation and span the width of the dwelling. At first floor the extension also spans the width of the house and projects 1.6m from the rear elevation where it is adjacent to Maybush and then projects back at an angle of 45º to 4.5m from the existing elevation. As such an element of the first floor part of the extension is chamfered back where it is adjacent to Maybush. This form of extension leaves a small triangle at ground floor which is single storey only. A flat roof is proposed for both the first floor extension where it is chamfered and the single storey element. The remainder of the extension is shown to have two fully hipped roofs. Three roof lights are proposed which will provide additional light into the first floor bedroom. The proposal will result in a three bedroom property where currently the property is two bedrooms. The area to the front of the house is laid to hard standing.
TOPOGRAPHY	There is a very slight drop in land level from the front of the site to the rear. Hamble lane also slightly drops in land level from north to south. Consequently Roseneath cottage is at a marginally higher ground level and no. 19 Stoneham Gardens at a slightly lower ground level.
TREES	There is a small tree located approximately 5m from the rear of the house which would need to be removed as part of implementing any permission given. A couple of other trees are within the rear garden however these are located closer to the rear boundary of the site and not therefore affected by the proposal.
BOUNDARY TREATMENT	1.6m to 1.8m high fences on rear and side boundaries. At the point where the extension is proposed, a single storey rear extension at Maybush forms part of the side boundary of the site.
SITE CHARACTERISTICS	The site comprises one half of a semi detached two storey dwelling. The rear boundary of the site forms part of the side

THE SITE AND ITS SURROUNDINGS

	boundary of no. 10 Stoneham Gardens and the flank wall of that property faces onto the application site's rear garden.
CHARACTER OF LOCALITY	The site is located in a principally residential area comprising semi detached two storey dwellings with a small number of detached two storey properties. The Tall Ship is a takeaway at ground floor and is located near to the application site. A pathway adjacent to the Tall Ship links Hamble Lane with Stoneham Gardens.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/33507/000/00	CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND NEW FRONT PORCH.	Permitted 17/01/1995 part implemented
Roseneath Cottage, Hamble Lane		
Z/25305/002/00	CONSTRUCTION OF TWO STOREY REAR EXTENSION.	Permitted 19/10/1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BUR	No objection
ENG	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) 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

Bursledon, Hamble-le-Rice and Hound Character Area 28 strength of character : moderate.

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
No comment					

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Saved policy 59.BE of the Local Plan and DM1 of the Eastleigh Borough Council 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 extension is unusual in that one half of the first floor extension is chamfered to an angle of 45º and this part of the extension has a flat roof. This part of the extension does not relate well in design terms to either the house or the character of development in the surrounding area. The remainder of the extension does however relate well in design to the house and general character of the area. The extension is located to the rear. Whilst there are views through the gap between the site and Roseneath Cottage, the chamfered element of the extension would not be visible as this located on the side of the property closest to Maybush. There would also be views of the extension from Stoneham Gardens. The extension is however located a distance of 20m from its rear boundary and views from that road are at an angle and are not direct or imposing. As such whilst the design is poor, its impact upon the character of area is limited and the scheme is therefore acceptable in this respect.

In terms of the neighbouring residential amenities there are two properties which could be affected, those being Maybush and Roseneath Cottage either side of the application site. Maybush has a single storey extension and the proposed extension would project beyond this by approximately 2.2m at ground floor level. At first floor, as noted above the extension has been chamfered and this prevents the extension harmfully affecting the outlook or levels of light received into Maybush (calculations to measure daylight have been carried out in accordance with guidance contained in 'Quality Spaces' SPD).

To the other side Roseneath Cottage has a small window at first floor on the side elevation. The extension of a 25º line from 2m above the approximate first floor level shows the proposed extension would not affect the level of daylight received into this window and as such levels of daylight received into Roseneath Cottage will not be harmfully affected by this proposal. Although the extension as proposed will project an additional 2.5m beyond the rear elevation of Roseneath Cottage given the distance between the two properties of 3.9m and the distance to the mutual side boundary of 1.2m the proposed extension is not considered to appear overbearing impact as viewed from Roseneath Cottage. Furthermore the impact of the extension as proposed will not be dissimilar to the impact the existing two storey extension at Roseneath Cottage has upon the application site. Three roof lights area proposed all of which will provide direct lighting into the first floor bedroom and no harmful levels of overlooking would occur. The rear elevation windows would look directly onto the application site's rear garden as with existing rear elevation windows. There would be no harm arising in respect of overlooking.

There is a small tree located approximately 5m from the rear of the house which would need to be removed as part of implementing any permission given. As the site is not located within a conservation area and the tree is not covered by a tree preservation order, it can be removed without permission. In light of the above and noting the relatively young age of the tree, its loss is considered acceptable.

The proposal would result in a three bedroom property which requires two parking spaces according to the guidance contained within the Residential Parking Standards. There is sufficient space within the hard standing area to the front of the property to accommodate this and as such

ASSESSMENT OF PROPOSAL

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the proposal is acceptable 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 saved policy 59.BE and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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 recommendation is to permit.