HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74668

DESCRIPTION ADDRESS	Alterations to front elevation comprising dormer window, 2 bay windows and revised roof plane, single storey side extension, two storey rear extension, alterations and extension to roof to provide first floor accommodation and raised deck at rear (amended description) 42 Whalesmead Road Bishopstoke Eastleigh SO50 8HH

SITE VISIT DATE	05/04/13 (previous application)
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Revised design to earlier scheme to provide: Front extension to bring the front elevation in line with the existing projection, front dormer and increase in ridge height by 0.4m, and single storey side extension to side door. One and half storey extension to the rear, 4.0m deep across the width of the building. Raised patio/deck 3.9m, 1.7-2.0m above ground level.
TOPOGRAPHY	Site slopes down relatively steeply from the road to the rear of the garden.
TREES	None affected by this application.
BOUNDARY TREATMENT	Existing brick extension at no.40 on the shared boundary, 1.8m fencing panels close to the dwellings, changing to lower fencing and hedging further down the garden. Front boundary treatments generally consist of dwarf walls.
SITE CHARACTERISTICS	Detached, modest, single storey dwelling in its original form. Frontage garden/parking area, side access and fairly long, rectangular, sloping rear garden. Existing pre-fabricated garage close to dwelling.
CHARACTER OF LOCALITY	Street of detached single storey dwellings within similar sized plots. Plot width and building line is generally uniform. Whilst there is some variation in the design, the general character of the buildings is similar. There have been a number of extensions and alterations primarily to the rear of properties, with examples of rear dormers seen on a number of dwellings. The predominant pyramid roof form is retained in the street.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72253	Front extension, roof over and accommodation within, 3 storey rear extension and single storey basement level	03/05/2013, Permit

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	rear extension, side extension to house steps, log burner flue and elevational alterations	
F/14/74113	Two storey front extension, single storey side extension, two storey rear extension, alterations and extension to roof to provide first floor accommodation and raised deck at rear (amended description)	08/04/2014, Refused; Appeal dismissed 01/07/2014

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	objection on the grounds of overdevelopment and out of keeping with the area

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

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area (area 14)

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	x	

COMMENT ON CONSULTATION RESPONSES

Other …

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

Principle:

The development site falls within the built urban edge and an established residential area. The principle of development is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with the relevant local planning policy and guidance. In this case, the relevant local plan policy is 59.BE which 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.

Also relevant is the guidance contained within the Bishopstoke, Fair Oak and Horton Heath SPD, area 14, which states that the predominant plots widths and continuity in building line should be maintained, as should uniformity in building heights within each street.

In addition, the extant permission for extensions and alterations to this property, granted in May 2013 (F/13/72253), forms a material consideration for this application.

Design and Layout:

At ground floor, the accommodation is expanded to provide an enlarged and open-plan kitchen/lounge/family room and utility. At first floor, there are three bedrooms, one with dressing room and ensuite, a bathroom, and a store. Roof lights serve the first floor rooms, with the rear bedroom also having a rear facing window and the front bedrooms sharing a dormer window.

The principle of such development was accepted in the earlier scheme, which also included a semi-basement. The current scheme deletes this element and introduces a front dormer window.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The overall mass of the extension to the rear has not increased with this scheme and would not be materially different to that already approved. Where the scheme differs is the addition of front dormer roof. Although dormers are not a notable feature in the street scene, there are some examples of dormers visible within the street.

Street Scene and Character:

The main impact of the development is to the rear of the property, where the basement level is partially obscured by the surrounding land. The separation between the dwellings limits views through to the rear of the properties and given there has been a number of alterations to other properties including rear dormers and in one case a sizeable two-storey extension, it is felt that the proposals do not result in a significant impact on the street scene. The proposed roof alterations do increase the height of the ridge, however this does not impact on the uniformity of the ridgeline as there is some variation in the street and the increase in height is limited to 0.4m. Whilst it is a departure from the original character of the street, it is considered the evolving character has allowed for first floor accommodation to be created and the proposed works are not out-of-keeping.

The current scheme introduces a front dormer. The primary character is that of hipped front roof elevations and whilst the introduction of a front dormer partially obscures the hip, on balance it is considered the impact on the locality would not warrant a reason.

Residential Amenity:

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the separation of the buildings, the orientation of the properties and the presence of existing garages close to the boundary of both neighbouring properties. Both properties also have single storey extensions which reduce the potential impact of the development.

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

Parking:

The proposed works increase the number of bedrooms from 2 to 3. The Council's Residential Parking Standards SPD requires 2 parking spaces for a 2/3-bed property. There is sufficient space to accommodate this on site.

Nature conservation:

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

It is considered the development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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

On balance, the development is considered to comply with local plan policies and is recommended for permission, subject to standard conditions.