HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74744

DESCRIPTION	Two storey side extension
ADDRESS	34 Woolwich Close Bursledon Southampton SO31 8GE

SITE VISIT DATE	09 July 2014
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 construction of a two storey extension to the northern side elevation of the application dwelling. The extension will span the full depth of the property and have a width of 2.7m.
TOPOGRAPHY	The site as a whole slopes relatively gently and uniformly up from front to back.
TREES	There is a sizeable tree in the north-western corner of the plot close to the property's rear boundary, as well as a further Scots Pine in a similar position within the garden of the adjoining dwelling. These trees are covered by a Tree Preservation Order.
BOUNDARY TREATMENT	To the front, both of the plot's side boundaries consist of dense conifer hedging. To the rear, the southern and western boundaries of the property's rear garden are marked by 1.8m high timber fencing with the northern side boundary again consisting of dense hedging.
SITE CHARACTERISTICS	No. 34 Woolwich Close is a three-bedroom, two-storey, semi-detached dwellinghouse set in an end of a cul-de-sac location. The property is constructed of red brick with a concrete-tiled gable-ended pitched roof. The dwelling has a fairly sizeable driveway to the front with there being private amenity space to the rear. An existing lean-to wooden carport structure to the property's northern side elevation is to be removed as part of the proposals.
CHARACTER OF LOCALITY	The site is situated within an established residential area and falls at the northern end of the cul-de-sac Woolwich Close which is made up of a predominantly semi-detached and terraced two-storey properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/36383/000	Construction of timber shed/workshop in rear garden	PERMIT – 20/12/1999

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	*No Objection*

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area The Site is Subject to Tree Preservation Order 95 *(A Group Consisting of 13 Pines, 2 Oaks and 1 Elm)*

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE
Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policies DM1, DM24.
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble and Hound Character Area – *BHH50* (Summary Description Only):

"1980s terraced/semi-detached development a loop/multi-headed cul-de-sacs in north Bursledon."

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of the development proposed, its layout and design, residential amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Bursledon Parish Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, design and the impact of the proposals upon the street scene and area character:

The proposed extension is considered to be acceptable in this respect. It is not excessive in size or scale and in this regard is considered to represent a proportionate addition to the host dwelling. It will also be sympathetic in design, with the carrying across of the main roof ridge as well as the extension sitting flush with the front elevation of the property being considered to be appropriate in this case. Owing to the siting of the proposed extension as well as that of the application property in a corner location within the cul-de-sac, the development will be afforded a fair degree of screening from Woolwich Close, minimising its impact upon the street scene. Whilst the extension will be visible from the car parking area of Beaufort House to the north and to a degree from Hamble Lane to the rear of the site, it is not considered that the resulting visual impact will be unacceptable nor will the development have a notable impact upon the character of the area.

Trees:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Saved Policy 59.BE (i.) of the Eastleigh Borough Local Plan Review 2001-2011 *inter alia* requires that development is appropriate both in itself as well as in relation to natural features and trees worthy of retention. In this regard there is a sizeable tree in the north-western corner of the plot close to the property's rear boundary, as well as a further Scots Pine in a similar position within the garden of the adjoining dwelling. These trees are covered by a Tree Preservation Order. Whilst the proposed extension falls a sufficient distance from these trees such that it will not unduly impact upon them, it is considered necessary to impose a condition to ensure that there is no parking of vehicles, or storage or use of either materials or machinery within the root protection zone (as defined in BS5837:2012) of these trees during the course of its construction.

Residential amenity:

As set out above, Saved Policy 59.BE (vii.) requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses. Owing to the siting of the extension proposed as well as the application dwelling, there is considered to be no conflict with these requirements in respect of the impact of the development upon the amenity of the occupiers of neighbouring properties. The extension will be fully screened from the adjoining dwelling by the application building and whilst it does contain a first floor window in its front elevation which will face towards No. 33 Woolwich Close to the east, owing to the relative positioning of the two properties, there only being a small single obscure-glazed window in the western elevation of No. 33, as well as the dense hedge screening present along the northern boundary of the site, it is not considered that this window will result in any undue overlooking towards either this property or its private rear amenity space. The building to the north of the site, Beaufort House, is a commercial premises and as such there are no concerns in terms of the impact of the proposals upon residential amenity in this regard.

Highway matters:

The proposals will increase the number of bedrooms within the dwelling to a total of four. The Council's adopted Residential Parking Standards Supplementary Planning Document requires that four bedroom dwellings provide a minimum of three on-plot car parking spaces. These are currently available on the property frontage and as such the proposals are deemed to accord with part v. of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011 which requires that new development have a satisfactory means of access and layout for vehicles.

Conclusion:

Overall for the reasons as set out above, the application is considered to comply with the relevant development plan policies, emerging local plan polices, associated supplementary planning guidance, as well as national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised 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 application is recommended for approval.