HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72770

DESCRIPTION	Single storey rear extension following demolition of existing conservatory, & conversion of attached garage into habitable rooms
ADDRESS	6 Garratt Close Hedge End Southampton SO30 2XD

SITE VISIT DATE	26/07/2013
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 erection of a single storey rear extension measuring 4m in depth, 6.35m in width and 4.4m in height, and the conversion of the property's garage to include the removal of the garage door and its replacement with brickwork and a single window, as well as the insertion of a new door and window into the south-eastern side elevation. The works are to allow for the creation of additional ground floor living space in the form of a living room, dining room and utility room. The property's existing rear conservatory is to be removed as part of the proposals.
TOPOGRAPHY	The site slopes very gently and uniformly down to the south-west.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	There is 1.8m high close-boarded timber fencing along both side boundaries of the property's rear garden, with the north-eastern (rear) boundary being marked by a 1.6-1.8m brick wall. The property has an open frontage.
SITE CHARACTERISTICS	The application dwelling is a single storey detached bungalow finished in white render. The property has an attached garage on its southern side and an existing conservatory to the rear. On-site parking is available for one vehicle on the property frontage/driveway.
CHARACTER OF LOCALITY	The site falls within an established residential area. Garratt Close is a cul-de-sac consisting of single storey detached bungalows similar in size and scale to the application dwelling. Each property has an attached single garage and off-road parking to the front. A number of the bungalows within the Close have had the addition of single storey rear extensions, including Nos. 8 and 13.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29293/042/00	RENEWAL OF OUTLINE PERMISSION FOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS, OPEN SPACE, LANDSCAPING,	GRANT OUTLINE CONSENT – 12 November 1992

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	LOCAL CENTRE AND RAILWAY STATION (UNDER ORIGINAL REFERENCE NO.29293/1)	
Z/29293/038/00	RESERVED MATTERS: CONSTRUCTION OF 136 DWELLINGS WITH ASSOCIATED ROADS AND PARKING. (Outline Permission ref. 29293/42)	APPROVE RESERVED MATTERS – 15 June 1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No. 7 Garratt Close, Hedge End	(09/07/2013): The occupiers of No. 7 Garratt Close made the following comments: *We have no objections in general to the proposed alterations to 6 Garratt Close. However the proposed new door and window in the side of the garage where there is now a blank wall will be just a few feet away from our bathroom windows. At present the boundary fence constructed between our properties will adequately screen these windows from being overlooked. If these changes are made we need to be assured that this fence will always be retained at a height of not less than six feet, close boarded to preserve our privacy and kept in good order by the present and any future owners of 6 Garratt Close.*

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	(04/07/2013): *No Objection*
Health and Safety Executive (PADHI+)	(23/07/2013): *Do Not Advise Against*

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Health and Safety Executive Major Hazard Pipeline Consultation Zone (Outer Zone)

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

Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE
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

Hedge End, West End and Botley Character Area – HEWEB 64 (Summary Description Only)

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application is *Section 7: Requiring good design* which states 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 permitted development legislation, residential amenity, highway matters, and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – comments noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	X	
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to 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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 Impact on the Character of the Area:

The proposals are considered to be acceptable in this respect. The single storey rear extension is not excessive in scale or size and has been well designed such that it is sympathetic to the main property both in terms of the materials to be used in its construction as well as in respect of the design of the roof which is pitched with a gable end to match the existing dwelling. The height of the ridge of the extension is also set lower than that of the main bungalow such that it appears as a subservient addition. Additionally, the property will retain a reasonable sized rear garden and the proposals will not, therefore, result in the overdevelopment of the plot.

The works to the property's garage, including its conversion to habitable rooms and the associated provision of an exterior door and windows, do not in themselves require planning permission and can be undertaken by way of the Permitted Rights conveyed to the property by The Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, Schedule 2, Part 1, Class A. Notwithstanding this, the works are considered to be acceptable and respectful of the character of the existing property.

As a result of the appropriate design and a scale of the proposals, as well as the positioning of the extension to the rear of the property such that it will not be visible from the Garratt Close streetscene, it is considered that the development will have no detrimental impact on the character of the area.

Impact of the Proposals on the Amenity of Neighbouring Residential Properties:

The development is not considered to have any significant or unacceptable impact on the amenity of neighbouring properties. The rear extension is set in from both side boundaries such that it will not be in any way overbearing or result in the loss of light or outlook for the occupiers of the immediate neighbouring property's. The north-western side elevation of the extension does contain large glazed patio doors but these are positioned at a distance of approximately 6m from the boundary with No. 5 Garratt Close and any view afforded out of them is not considered to be materially different than that from the property's existing rear conservatory. In respect of the representations made by the occupiers of No. 7 Garratt close with regards to the new window and door to be positioned in the side elevation of what is currently the property's garage; whilst the value of the existing boundary fencing in providing screening is recognised, as the insertion of this door and window does not require planning permission, it would be unreasonable for the local planning authority to impose a condition requiring its retention. There is also no indication, however, given in the submission that the applicant is proposing to remove this fencing as part of the development.

Highway Matters:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Following the conversion of the existing garage into habitable space, the property will be left with only one adequate sized on-plot parking space on its driveway, below the standard required for a three-bedroom property as set out the Council's adopted Residential Parking Standards SPD. In order to mitigate the loss of the garage parking, the submitted site plan shows an additional space to be provided on the property frontage on what is currently a landscaped area. As the conversion of the garage does not require planning permission, however, it would be unreasonable for the local planning authority to impose a condition to insist upon this space being provided as part of the proposed development.

Overall, for the reasons as outlined above, the application is considered to comply with the relevant development plan policies, adopted supplementary planning guidance and national planning policy.

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 application is recommended for approval.