HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71123

DESCRIPTION	Single storey front, side & rear extension & roof extension with 2no. side facing roof lights & conversion of roof to form habitable living accommodation
ADDRESS	Sundown Kanes Hill Southampton SO19 6AH

SITE VISIT DATE	24/8/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. The extension runs along the North Western side of the property, projecting 2m to the front and 5m to the rear. It has pitched roof at front (3.7m high), dropping to a flat roof along side and rear (3m high).
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	High close boarded fence along side boundary with East View.
SITE CHARACTERISTICS	Detached two storey house in a good size plot with large driveway and detached garage at front.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/39893/1	Construction of single storey front and side extension and detached garage in front garden *(Garage has been constructed but side extension has not been built)*	Permit 2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within 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

Not Within Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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	
Noted				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Single storey extension

The pitched roof section of the front and side extension has already been accepted under permission Z/39893/1. The proposal will increase the depth of the extension all the way down the side of the property and project five metres to the rear. The design and size of the extension is considered to be sympathetic to the existing house and will leave a good sized garden. The siting of the extension means it can not be easily viewed from the public realm and so will not affect tje character and appearance of the residential area.

The single storey side extension has a flat roof running alongside the garden of East View. The extension will be positioned hard up against the boundary and it rear projects 10m further than the back of the adjoining house. However, its flat roof means it is only 1m higher than the boundary fence and is projection is only slightly deeper than that allowed under PD rights. Overall the extension is not considered to have an unacceptable impact to the adjoining property, by way of a loss of light, outlook, overbearing impact or overlooking.

Roof Extension

The roof extension falls within permitted development rights as:

- It would not exceed the height of the highest part of the roof of the house
- Does not extend beyond the plane of any existing roof slope, which fronts a highway.
- The cubic content of the roof space does not exceed 50m3.

Therefore this element of the scheme is automatically acceptable.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSION

Recommend Permit