HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70824

DESCRIPTION	Two storey front & first floor rear extension and single storey link to outbuilding (amended description).
ADDRESS	Hound Corner Fruit Farm Hamble Lane Netley Abbey Southampton SO31 5FT

SITE VISIT DATE	29.5.2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for 2no. two storey extensions, one of which is located to the front of the property and the other to the side (north east) of the property. The front extension is located at the centre of the property and will project the footprint of part of the house forward of the front elevation by approximately 1.9m at ground floor and 2.8m at first floor creating a first floor overhang supported by pillars either end and providing a covered entrance. The side extension will project an additional 2.4m from the existing side elevation and also extend above an existing single storey rear extension, projecting at first floor by 4.7m from the rear elevation. An existing side chimney is relocated on the side elevation as extended. The proposal will see the existing roof reformed with the front extension comprising a gable feature to the front elevation, hipped roof either side, and the side extension removing an exiting gable feature and replacing with a fully hipped roof. The ridge height as proposed will be 8.7m, a 50cm above existing. The eaves height will remain the same as existing. The dwelling will remain a four bedroom property with each bedroom larger with ensuites, dressing rooms/walk in wardrobes. The application also includes a single storey link located between the dwelling house and an outbuilding which serves as a large porch area and provides a covered link between the two parts of the residential accommodation. This link has already been built and therefore the application is part retrospective.
TOPOGRAPHY	The site is level and is slightly higher than Hamble Road.
TREES	There are several trees along the side boundaries of the site, small ornamental/fruit trees within the garden and a leylandi hedge along both side and rear boundaries.
BOUNDARY TREATMENT	4 to 5m high hedge on side and rear boundaries and 2m high hedge on front boundary.
SITE CHARACTERISTICS	The site comprises a two storey detached dwelling set within

THE SITE AND ITS SURROUNDINGS

	a relatively large plot.
CHARACTER OF LOCALITY	The site is located at the end of a string of detached two storey residential properties. The site is located within the countryside and a local gap. Immediately south of the site is an electricity sub station, to the north a Hound Nursery and to the east fields.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
U/10/67039	Certificate of lawfulness for occupation of existing dwelling not in accordance with agricultural occupancy condition 4 of planning permission 28438/5	CLUED - CERTIFICATE ISSUED 22/12/2010
Z/28438/005/00	ERECTION OF AGRICULTURAL WORKERS DWELLING AND GARAGE	PERMIT 21/12/1989
Z/28438/006/00	DEMOLITION OF EXISTING AGRICULTURAL BUILDINGS AND CONSTRUCTION OF REPLACEMENT SINGLE STOREY BUILDING	PERMIT 26/07/1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HND	Objection :development is out of character and over-development of the area contrary to policy 59.BE (i).

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap Within designated countryside

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

n/a

SPECIAL POLICY AREA

n/a

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		
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
None received					

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 1.CO - limits development in the countryside unless it meets the criteria in other policies of the plan.
Policy 3.CO – only permits development where it cannot be acceptably located elsewhere and where it would not materially or significantly diminish the local gap.
Policy 9.CO - allows extensions to dwellings in the countryside subject to a number of criteria. The most relevant of these to this proposal are:

(ii) The development would not facilitate the subdivision of the property into more than one dwelling.
(iii) the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or its plot.
(iv) The design of the extension should not materially worsen the impact on its immediate surroundings.

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.

The site is located with the countryside and within a local gap. As such policies 1.CO (Development in the countryside), 3.CO (Local Gaps), 9.CO (Extensions to dwellings in the countryside) and 59.BE (Promoting good design) apply.

Principle

The site is located in the countryside and policy 1.CO permits development in the countryside where it is in accordance with a number of listed criteria, one of which is where the proposal would meet the criteria in other policies within the plan. One such policy is 9.CO which permits the extension of residential buildings provided a number of criteria are met those being that the dwelling in question is not subject to an agricultural occupancy condition, that the extension would not facilitate the subdivision of the property into more than one dwelling, that the dwelling would not become disproportionate in size to neighbouring dwellings or to the plot on which it is proposed and the extension would not worsen the impact of the dwelling on its surroundings or the countryside in general. Policy 3.CO is also relevant and permits appropriate development where it can not be acceptably located elsewhere and where it would not diminish the Local Gap, either physically or visually. Subject to meeting the criteria of this and other relevant local plan policy, the principal of development is acceptable. The impact upon the countryside, the local gap and character of the area and neighbouring residential amenity is discussed below.

Impact upon the Countryside

Although located within the countryside, the site is visually contained by high hedging of 4 to 5m along the side and rear boundaries and 2m approximately along the front boundary. The dwelling sits at the end a line of detached two storey dwellings along the same side of the road. The existing dwelling has a footprint that is already larger than those nearby. The additional footprint created by the proposed extensions is not considered to be so substantially larger than nearby properties that it would be harmful to the character and appearance of the area or the surrounding countryside. The dwelling is not easily visible from the surrounding countryside however in any event the property, as extended, would not appear out of place and would not undermine the qualities of the countryside at this point. The property is not subject to an agricultural occupancy condition. The layout of the existing buildings on site as approved is such that it could potentially be capable of subdivision into two units however the proposal currently

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

being considered would not alter this situation. The proposed development is therefore considered to be in keeping with the requirements of policy 9.CO of the Eastleigh Borough Local Plan Review (2006) in this respect.

Visual and Physical Local Gap

As noted above, the site is situated at the end a line of two storey detached dwellings and the proposal to extend the property, would not materially or significantly diminish the local gap. The nature of the development is such that it would not be reasonable to expect it to be sited elsewhere provided that it meets the aims of relevant local plan policies. As such the development is considered to be in accordance with policy 3.CO of the Eastleigh Borough Local Plan Review (2006) in this respect.

Street scene and character of the area

The proposed extensions and resultant design of the dwelling would be to a suitable standard. The proposed development is therefore considered to compliment and sit well within the street scene and is in accordance with policy 59.BE of the Eastleigh Borough Local Plan Review (2006) in this respect.

Highway matters

The Residential Parking Standards SPD requires that a 4+ bedroom property provide three parking spaces. It is considered that there is ample space within the forecourt of the property to provide the necessary parking spaces and associated turning area and as such there is no objection in this respect. It is noted that the existing property is a four bedroom dwelling.

Residential amenity

There are no residential properties which are immediately adjacent to the application site. The site benefits from high level screening in the form of hedging. It is considered that there would be no harm to residential amenities in terms of overlooking, outlook, overshadowing or loss if light.

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/or legislative background.

CONCLUSION

The recommendation is to permit.