REF. NO.C/13/71906

CONSERVATION AREA CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Extension of time limit for construction of two storey & first floor extension (C/09/66106) 20 Crowsport Hamble-Le-Rice Southampton SO31 4HG

SITE VISIT DATE	24.1.2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Primarily a first floor extension to provide two bedrooms, lounge and gallery stairwell. At ground floor a small area to the rear of the garage is to be filled in to create a curved feature replicated at GF and FF. The roof would be used as a roof terrace with access gained internally. Amended plans were received as part of the 2006 application to obscure glaze a FF window in the NW elevation and reduce the length of the lounge window on SE elevation following neighbour concerns. The plans submitted are the same as that approved in 2006 and 2009.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Relatively flat and at one of the lowest points of the Crowsport Estate.
TREES	None affected by the proposals.
BOUNDARY TREATMENT	Mix of hedging to the rear/side and fencing to the side an front.
SITE CHARACTERISTICS	Entirely single storey but with a large ground floor footprint that has been extended previously. The parapets have been raised in the past. Frontage laid out as a drive whilst the garden area is to the rear.
CHARACTER OF LOCALITY	Within the Crowsport SPA and Hamble Conservation Area. Residential. Many other properties have extended in a similar fashion including no. 22 immediately adjacent.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

REF. NO.C/13/71906

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Application Site		
13725/1	Rebuilding of dwelling	Permitted May 1978
13725/2	Single storey side extensions	Permitted April 1999
13725/3	Addition of parapets, railings and external staircase to provide FF balcony and single storey side extension following demo of conservatory.	Permitted March 2000
F/06/57840	Two storey and first floor extension.	Permitted October 2006
F/09/66106	Extension of time limit for construction of two storey and first floor extension (F/06/57840)	Permitted December 2009
22 Crowsport		
F/07/61328	Construction of replacement dwelling	Permitted Nov 2007
C/10/67977	Construction of replacement 2 storey dwelling	Permitted Jan 2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUPS	N/A
OTHER	None received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	Comment : This application was noted by The Council.
HPP	No objection and comments that window frames should have widths matching those existing.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Within Crowsport Special Policy Area OTHER

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved policies
59.BE, 169.LB, 184.LB
Supplementary Planning Document ‘Quality Places’ 2011

REF. NO.C/13/71906

DEVELOPMENT PLAN POLICIES

Pre submission Eastleigh Borough Local Plan 2011-2029
DM1 and DM10

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 and special character of conservation area

COMMENT ON CONSULTATION RESPONSES

HPP condition comments in respect of window frames can be dealt with by condition 3 which was attached to the previous renewal and the original planning permission.

COMMENT ON REPRESENTATIONS RECEIVED

N/a

PLANNING OBLIGATION/CONSIDERATION

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 72(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Background

In 2006 planning permission (F/06/57840) was first granted for a two storey and first floor extension. In 2009 an application (F/09/66106) was submitted for an extension of time to implement the 2006 permission and in considering that application it was noted that the site now fell within the enlarged Hamble-le-Rice Conservation Area, which was a material consideration in the assessment of that application. The Hamble Conservation Area guidance note advices;

In order to preserve Crowsport unique style; developments including extensions will not be permitted unless the design reflects the scale, form and character of the estate and has:

i. roof forms that are flat with parapets, ii. walls that are of white render, iii. Windows that are of a simple, rectangular form without glazing bars, iv. First floor extensions that do not exceed 50% of the area of the ground floor.

The policy 169.LB also now applies which requires development to preserve or enhance a conservation area, be appropriate in design, materials, layout.

Planning permission was granted for the 2009 planning application (F/09/66106). Since the 2009

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

permission the following changes have taken place which are material to the consideration of the application:-

1) The National Planning Policy Framework has been published and this replaced Planning Policy Guidance and Statements.

The general thrust of this policy in terms of design is similar to that of PPS1 and as such there no implications in terms of the assessment of this application resulting from this policy change.

2) The Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) shows the Special Policy Area deleted from the proposals map.

The Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) has not been adopted and the possible future removal of the Crowsport Special Policy Area would not affect the determination of the application. Nevertheless the site currently remains within the Crowsport Special Policy Area and the requirements of policy 184.LB apply and furthermore even without this policy the proposal is still required to have consideration to the character and appearance of the Conservation Area.

3) A second permission has been granted in 2010 for 22 Crowsport to build a two storey dwelling.

This is largely the same as the 2007 approval with very minor changes which would have no impact upon the extensions to no. 22 Crowsport (approved in 2006 and 2009).

There are therefore no changes that would alter the previous considerations of the 2009 or 2006 application and the same recommendation is therefore put forward. The assessment regarding the previous 2009 (F/09/66106) approval are still fully relevant and is copied below:

Assessment

Character – The site falls within the Crowsport Estate Special Policy Area for which policy 184.LB applies. It states development, including extensions, will not be permitted unless the size scale and architectural style, materials proposed and detailing closely reflect that of the existing development. The background paper for this policy typifies the estate as large, single and two storey flat roofed rendered dwellings. There have been a number of previous first floor extensions permitted and so what was once a single storey estate has developed into a mix of single and two storey, but maintained a predominance for single storey both on the estate and within each plot. The proposed extension complies with the policy (48.3% first floor) and would compliment and contribute to the character of the area through ensuring a large proportion of the building remains single storey and reinstating/strengthening the design elements of the original estate. The architectural design and characteristics are retained and included within the extension, such that the final development contributes to the established street scene and character of the estate. The curved appearance on the NE elevation would be an attractive addition which has been used elsewhere within the estate (nos. 24 & 27). By restricting the full length windows to the curve only, this creates a design feature which strengthens the overall appearance of the property. The scheme meets the requirements of 169.LB and the guidance note.

Residential Amenity – The landing window had potential to overlook the rear of no.18. Amended plans were secured to ensure this window is obscure glazed and fixed shut to overcome this concern. The bedroom window on the same elevation is far enough away and at such an oblique angle that views from this window would not result in an unacceptable loss of privacy. The remaining windows at FF level are of sufficient distance and orientation from neighbouring properties windows that an unacceptable loss of privacy would not be experienced.

The roof terrace raises stronger concerns with regards potential for over looking. Unlike many other properties on the estate, the roof has no formal access or use as a roof terrace, thereby providing privacy to the neighbouring properties. The introduction of a roof terrace would enable varying

REF. NO.C/13/71906

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

degrees of over looking of neighbours. However, consent was granted in 2006 in the light of the extant permission in 2000 which included external stairs and a full roof terrace the proposals would have no greater impact. In fact it could well be an improvement given that the stairwell was very close to the boundary with no.19. On balance, given the extant permission and the characteristic of roof terraces and over looking on the estate, the proposal was and still is acceptable.

The extension is positioned furthest from no.18 thereby minimising the physical/visual/light impact as such it is not considered to dominate or over shadow the adjoining property. The extension would be visible within the street scene and appear two storey when travelling down the access road. However, closer views will clearly demonstrate that the proportions of the single/two storey elements are maintained and respect the character of the area.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSIONS

The proposal accords with the specific Crowsport Estate policy and general policies and guidance on residential amenity, therefore the recommendation is to permit.