HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74937

DESCRIPTION	Single storey rear extension
ADDRESS	20 Lower New Road West End Southampton SO30 3FL

SITE VISIT DATE	12/08/14
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey flat roofed rear extension 1.40m wide x 4.0m deep x 2.85m high adding to existing small rear extension.
TOPOGRAPHY	Level in area of extension
TREES	None affected
BOUNDARY TREATMENT	18/20 Lower New Road – 2m high close board fence 20/22 Lower New Road - 1.50m high brick wall (extn. not visible from this side) Rear boundary – very long garden, boundary not visible
SITE CHARACTERISTICS	Two storey semi-detached Victorian property, previously extended two storey to side and single storey to rear. Long large rear garden.
CHARACTER OF LOCALITY	Established residential area close to West End High Street.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17432/002	Two storey side extension	Permit 11/07/78
Z/17432/003	Alterations and single storey rear extension	Permit 09/03/81
Q/14/74869	PD enq. Single storey rear extension	RPA

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish	No ojection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

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

Eastleigh Borough Local Plan Review (2001-2011) 25.NC, 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 19

SPECIAL POLICY AREA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance 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				

COMMENT ON REPRESENTATIONS RECEIVED

	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."

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.

The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality. It is not visible from the road and is joining onto a similar existing small rear extension.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. No 18 have a rear conservatory in a similar position with a walkway to the rear garden adjacent to the boundary fence. This proposed extension would similarly be set away from the boundary fence with access to the rear garden.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Nature conservation
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development.

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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

Recommend permission.