REF. NO. F/12/71785

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey extension to front, three storey extension to rear, raising of roof height & conversion of loft to include dormer windows to rear Half Acre House Pylands Lane Bursledon Southampton SO31 1BH

SITE VISIT DATE 13/12/2012

ARE PLANS ACCURATE? Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed development comprises a two storey front extension in the form of a pentagon which will provide a new entrance and stair case for the house and be fully glazed on all sides. One window is proposed to be removed to the front elevation and one first floor bedroom window and two velux windows are proposed on the side (north west elevation). Two velux windows are also proposed on the side (south east) elevation. On the rear elevation two dormer windows and a centrally located three storey extension with a gable roof projection are proposed. the scheme will raise the ridge height of the roof by 60cm although the eaves height is proposed to remain the same. The extensions will result in a five bedroom dwelling where the property currently comprises four bedrooms. The site has a long driveway leading a large hard standing area and car port for parking.
SITE AREA	Not provided
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site is subject to a very slight slope from west to east and drops also very slightly from the driveway to the hard standing area in front of the house
TREES	The site is well screened along its front boundary (rear boundary of The Beeches) by a 2m panel fence with 7m dense hedging. A similar height hedge is found along the side boundaries to Fairview and Oasis stables. A mature deciduous tree is also located on the rear boundary.
BOUNDARY TREATMENT	As above. To the rear of the site is a low level post and rail fence with clear views to the field beyond. A mature deciduous tree is also located on the rear boundary.
SITE CHARACTERISTICS	The site comprises a modern two storey detached house located with single storey extensions and outbuildings for parking. The site backs onto and has clear views onto open fields. A large detached two storey dwelling sits between the site and Pylands Lane with the driveway to the site running

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	between that property and Fairview to the other side. The site is currently located within the countryside however the draft local plan removes the gap status, includes the site and land to the north within the settlement area and identifies land to the north for housing development.
CHARACTER OF LOCALITY	The area is generally residential however either side of the site are commercial uses. To the west is Fairview which comprises a dwelling and workshops for car repair to the rear and to the east is oasis riding stables. Both these commercial properties comprise large detached outbuildings. To the rear are open fields.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/30579/002/00	ERECTION OF 12FT BOUNDARY FENCES	Permitted 30/10/1989
Z/30579/003/00	CONTINUED USE OF FORMER DOUBLE GARAGE AS ANCILLARY ANNEXE	Permitted 20/03/2001
F/04/51536	Construction of single storey side extension and detached car port	Permitted 10/08/2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
LOCAL GROUP	none
OTHER	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BUR	No objection
CRT	No objection
ENG	No objection subject to condition regarding submission details of surface water drainage

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) policies 1.CO (Criteria for development in the Countryside), 3.CO (Local Gaps), 9.CO (Extensions to dwellings in the countryside), 28.ES (Waste Collection and Recycling), 59.BE (Detailed Design), Policy 100.T (Sustainable Development – Transport) and 104.T (Parking).
Pre Submission Eastleigh Borough Local Plan (2011-2029) S3 (Location of new housing), DM1

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DEVELOPMENT PLAN POLICIES

(Design), DM24 (parking provision), DM25 (Residential Development in Urban Areas)

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards
Planning Obligations 2008.
Environmentally Sustainable Development 2009

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 impact upon character of area, countryside, highway safety and neighbouring residential amenity.

COMMENT ON CONSULTATION RESPONSES

No comments

COMMENT ON REPRESENTATIONS RECEIVED

No comments

PLANNING OBLIGATION/CONSIDERATIONS

The proposal does only results in one additional bedroom and no contributions are required in this respect.

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."*

In this case policy issues for consideration include:

1: CO - limits development in the countryside unless it meets the criteria in other policies of the plan.

3.C0 – only permits development in local gaps where it would not diminish the physical or visual gap and can not be acceptably located elsewhere.

9.CO - allows extensions to dwellings in the countryside subject to a number of criteria. The most relevant of these to this proposal are:

(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.

59.BE - of the Local Plan requires development to take full and proper account of the context of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

It is noted that the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) removes the countryside designation of the site and land to the north and includes it within the settlement and therefore countryside policies do not apply in respect of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

The proposal is considered to comply with relevant Development Plan policies as set out below.

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

The application site is unusual in that whilst currently located within the countryside the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) removes this designation and includes the site and land to the north within the settlement. Furthermore the fields to the north of the site are allocated for housing. This is a material consideration in the assessment of the application. Whilst the two storey element of the extension which is located to the front of the property is not considered to have a harmful impact upon the countryside noting that dwellings in this location are fairly substantial, the rear extension faces onto the open fields and changes the massing of the property to appear as a three storey dwelling from the rear by virtue of the two dormer windows and rear gable projection. Whilst the size of the proposed extensions are not considered to be disproportionate to the host dwelling, this form of extension is considered to be more suited within urban areas rather than immediately abutting open fields in the countryside. However as the land to the north and the site itself will loose its countryside designation and being included within the settlement, it is considered that the form of extension proposed would not be inappropriate. The property is not subject to an agricultural occupancy condition and would not easily facilitate the subdivision of the property into two separate planning units. 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

It is noted that whilst the site is currently located within a defined gap, the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) removes the gap status of the site and surrounding area. As noted above, the two storey front extension sits between the house itself

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and The Beeches, a two storey property to the south. The footprint of the rear extension although three storeys only measures 2m by 4.2m and neither this extension or the front extension is considered to 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 property 'The Beeches' is located between the application site and the road and as such the site is not visible from the road and is not considered to have an impact upon the character of the area in this respect 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 five 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.

Residential amenity

Either side of the application site, at the point where the extensions are located, are commercial properties (car repair and stables) and along both side boundaries are mature hedges of 6 to 7m high which will obscure the proposed extensions in the main. The proposed extensions will not affect the health of those hedges. To the south is a two storey residential property, 'the Beeches' whose rear boundary forms the front boundary of the application site. The hedge within the rear boundary of the Beeches is approximately 7m high and will obscure views of the extension as viewed from that property. The rear extension will be located approximately 32m to the rear boundary and as such when land to the north is developed for housing, the proposed extensions will not compromise the future residential amenities of occupants on that land.

There would not therefore be an unacceptable impact to neighbouring residential amenity and the application is considered to comply with policy 59.BE of the Eastleigh Borough Local Plan Review (2006) in this respect.

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

CONCLUSIONS

The recommendation is to permit.