HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76549

DESCRIPTION	Single storey front extension to incorporate conversion of existing integral double garage to habitable room
ADDRESS	6 Billington Gardens Hedge End Southampton SO30 2RY

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey front extension with a cropped pitched roof measuring 5.8m(w) by 2m(d) by 3.4m(h) and conversion of existing integral double garage into bedroom with en-suite.
TOPOGRAPHY	Relatively flat
TREES AND BOUNDARY TREATMENT	2m high close boarded fencing and 5m high conifer trees along North Eastern side boundary. Two ornamental trees and vegetation in front garden.
SITE CHARACTERISTICS	Large detached two storey house with mock tudor gable feature at front.
CHARACTER OF LOCALITY	Mixed residential area consisting of two storey detached housing in varying styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

CONSULTATION RESPONSES

SOURCE	SUMMARY OF CONTENT
Transportation & Engineering	No objection Adequate front drive parking will remain to cater for at least 3 vehicles, even with the garage converted. Recommend condition E03 (3 car parking spaces)
Hedge End Town Council	No objection

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Documents : Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not within detailed 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 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 received		See below	X	
Comments are noted. Condition E03 is not considered necessary as there is already provision for three cars on the property's driveway.				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 development complies with the requirements of Policy 59.BE:

- The size and design of the small single storey front extension is considered to be sympathetic to the existing house and will not materially alter the residential character of the locality.
- The extension is positioned where it will not have an unacceptable impact to neighbouring properties (by way of a loss of light, outlook, overbearing impact or overlooking)
- The proposal includes a garage conversion, which is acceptable as there is sufficient space on the front of the site to accommodate 3 parking spaces (as set out within Residential Parking Standards SPD)
- 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 as it falls outside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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 Permit