HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79935

DESCRIPTION	Single storey side & rear extension, following demolition of garage
ADDRESS	16 Bowcombe Netley Abbey Southampton SO31 5GP

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension, which replaces the existing garage, and wraps around the side and rear of the house. The extension has a mono-pitched roof and measures 2.8m(w) by 7.7m to 11.4m(d) by 3.7m(h).
TOPOGRAPHY	Relatively flat
TREES	Large trees along the rear garden, but these should not be affected by the development.
BOUNDARY TREATMENT	Open frontage, high close boarded fencing around rear garden.
SITE CHARACTERISTICS	Two storey semi-detached house with flat roof garage at side set in a medium sized plot.
CHARACTER OF LOCALITY	Residential area, consisting of 1970's/ 80's detached and semi-detached two storey houses. There are examples of various side and rear extensions on some of the nearby properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening 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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Bursledon, Hamble-le-Rice and Hound 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	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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, in that:

- The size and design of the wrap around single storey extension is considered to be sympathetic to the existing house and will fit in with the extensions on other properties within the street scene.
- The side extension replaces an existing garage and the rear extension projects no further than the extension on the neighbouring houses. As such the single storey wrap around extension is not considered to have an unacceptable impact to neighbouring properties (by way of a loss of light, outlook, overbearing impact or overlooking).
- Although tight, it is possible to fit two cars at the front of the site (in accordance within Residential Parking Standards SPD).
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.
- The proposed householder extension 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 even though it falls inside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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