HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76978

DESCRIPTION	Single storey front extension
ADDRESS	19 Netley Firs Road Hedge End Southampton SO30 4AY

SITE VISIT DATE	07/09/15
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey pitched roof front extension 2.60m deep x 2.40m wide x height to match existing roof over wc and entrance hall.
TOPOGRAPHY	Front of site slopes down towards the road.
TREES	None in vicinity of extension
BOUNDARY TREATMENT	17/19 – 1.50m high close board fence 19/19a – 1.50m high brick wall which steps down to 1.0m high at road end. Front – 2.0m high beech hedge
SITE CHARACTERISTICS	Modern detached house, previously extended
CHARACTER OF LOCALITY	Residential, mix of dwelling types.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/15725/006/00	erection of 7 four bedroomed houses with double garages	Permit 06/12/1982
Z/33550/000/00	construction of single storey side extension.	Permit 15/03/1995
F/07/59988	Two storey front, rear and side extensions	Permit 12/07/2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

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), saved policy 59.BE

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

- 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 Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 71

SPECIAL POLICY AREA

n/a

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 front extension is considered to be sympathetic to the existing property and the character of the locality.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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 site will retain a large area of parking to the front.

The installation of the small ground floor side window is permitted development.

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 as it falls outside the designated zone of impact.

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

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 permission