HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74220

DESCRIPTION	Two storey and first floor side extension and revision of front facing roof lights with first floor and second floor facing windows.
ADDRESS	6 Stirling Crescent Hedge End Southampton SO30 2SB

SITE VISIT DATE	16.05.2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Proposed extensions will be built over, and adjacent to, the existing single storey attached garage.
TOPOGRAPHY	Level site
TREES	None to be affected
BOUNDARY TREATMENT	2m fencing encloses rear garden, open frontage
SITE CHARACTERISTICS	Detached two storey dwelling with attached single garage (built with house). Enclosed garden to rear and open garden driveway to front.
CHARACTER OF LOCALITY	Residential area comprising a mix of different house types, all with a shared palette of materials. Many houses have been extended at first floor/2nd storey to the side. No real uniformity in terms of design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
One letter of objection received from the adjacent property, No4, objecting on grounds of overlooking.	

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) 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).
Paragraph 17 identifies the core planning principles, one of which states, "always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings"

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Comments noted.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below	
Other …				

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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Residential amenity: One letter has been received by the adjacent neighbour, No4, objecting to the proposal on grounds of overlooking/loss of privacy. There are two side facing windows proposed at first and second floor level. These serve en-suite bathrooms and are annotated on the submitted plans as being obscurely glazed. A condition could be imposed to secure this and also restrict any opening sections to be a minimum height of 1.7m above the internal floor level of the rooms they serve. This would prevent any material overlooking and this issue is therefore not considered to constitute a reason for refusal.

In terms of light impact, the light tests set out within the Council's adopted SPD: Quality Places were applied. The nearest ground floor window on the rear elevation of No4 serves a dining room, which is described as a room of particular importance in the SPD. The proposal fails the 45 degree tests, which demonstrates that it is likely to result in a noticeable reduction in skylight received by the window. The applicant was given the opportunity to amend the design/scale of the extension to enable it to comply with the light tests, but their preference was to continue with the current proposal. The proposal is considered to result in a material impact on light levels reaching the neighbour's dining room, adversely affecting their residential amenities to an unacceptable degree. The proposal is therefore considered to be in conflict with the provisions of the relevant policies detailed above along with the NPPF and is recommended for refusal.

Character & appearance: The proposal is considered to be in keeping with the character of the area and sympathetic to the character and appearance of the dwelling. It is very similar in design and sale to other extensions within the locality and will have no adverse impact on the street scene.

Highway impact: The development conflicts with the provisions of the relevant planning policies in that it will unduly affect the amenities of the adjacent neighbour, No4 Stirling Crescent.

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

Recommendation is to refuse for the reasons detailed above. The principle of two storey/first floor development is acceptable but the design/scale would need to be amended so that any resulting proposal complies with the light tests and does not unduly affect residential amenities.