REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76205

DESCRIPTION	First floor rear extension including dormer & conversion of existing garage to form habitable room
ADDRESS	8 Hilldene Way West End Southampton SO30 3DW

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Enclosing existing rear balcony to form a new bedroom. Extension has a part flat/ part pitched roof with 2no. side facing rooflights and measures 6m(w) by 3.6m(d) by 3m(h). The proposal includes the conversion of the garage to living accommodation.
TOPOGRAPHY	Very steep drop in levels from house to bottom of garden. The house is split level appearing as a chalet bungalow from the front and a three storey house from the rear.
TREES	The rear section of the garden is cover by a group TPO. These trees will not be affected by the development.
BOUNDARY TREATMENT	Mixture of trees and fencing/ wall surround rear garden.
SITE CHARACTERISTICS	Detached house set in a large treed plot.
CHARACTER OF LOCALITY	Residential area containing a mixture of detached dwellings

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection
Tree Team	I have no arboricultural concerns therefore raise no objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Group TPO covers rear section of the garden.

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

Hedge End, West End and Botley Character Area – HEWEB 10 (No relevant guidance)

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

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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 first floor rear extension is a relatively modest addition to the house, which has been designed to slot in behind the roof of the main house. The extension cannot be viewed from the street scene and its design fits in with the mix style split level property. Overall the extension is considered an acceptable addition to the property that will not harm the residential character of the locality.

The proposal will replace a current rear balcony that provides views down the hill over the neighbouring gardens. The proposed extension is considered to create less overlooking than the existing balcony and is positioned where it will not cause a loss of outlook or daylight from the neighbouring houses. As such the proposal is not considered to have an unacceptable impact on residential amenity.

The conversion of the garage to living accommodation will only have a negligible impact on the appearance of the dwelling or residential amenity. It does not appear that the property has a condition preventing the garage being converted to living accommodation and so this element can be completed under permitted development. As such it is not consider appropriate to condition further on site parking spaces to replace the one lost by the conversion.

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 Permit

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