**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72776**

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|---|---|
| DESCRIPTION | Retrospective application for the retention of single storey rear extension |
| ADDRESS | 15 Lynton Road Hedge End Southampton SO30 4EY |

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

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | Single storey rear extension with a mono-pitched roof measuring 3.6m(w) by 5.6m(d) by 2.4m(h). |
| TOPOGRAPHY | Relatively flat |
| TREES | None |
| BOUNDARY TREATMENT | 2m high close boarded fence |
| SITE CHARACTERISTICS | Two storey semi detached house in a large plot. The property was designed with a rear single storey projection already has a single storey rear extension and various sheds. |
| CHARACTER OF LOCALITY | Residential. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Hedge End Town Council | No response |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area |

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

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|---|
| Eastleigh Borough Local Plan Review (2001-2011): 59.BE<br>Pre submission Eastleigh Borough Local Plan 2011-2029: DM1 |

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

Supplementary Planning Guidance: Quality Places

**CHARACTER APPRAISAL AREA**

Hedge End, West End and Botley Character Area – HEWEB 34 (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

**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."

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**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 single storey rear extension is considered to be sympathetic to the existing house and will neatly infill the rear corner of property.
- The extension is single storey and has a low pitched roof. The extension is set behind a high close boarded fence and its upper side windows are obscure glazed. As such the proposal is not considered to have an unacceptable impact to the adjoining dwelling 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 development complies with the requirements of Policy 59.BE. The extension was built before the changes in legislation and would now fall within the prior notification procedure.

**OTHER MATERIAL CONSIDERATIONS**

Also of relevance is the pre-submission 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**

Recommend Permit