HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71184

DESCRIPTION	First floor side & rear extension
ADDRESS	3 Pudbrooke Gardens Hedge End Southampton SO30 4RA

SITE VISIT DATE	11.09.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Extension will be constructed on top of the existing attached garage to the side of the property and above a single storey extension to the rear which is currently under construction (permitted development).
TOPOGRAPHY	Level site
TREES	None to be affected
BOUNDARY TREATMENT	1.8m fencing surrounds rear garden.
SITE CHARACTERISTICS	Detached modern property built with a single attached garage to the side. Driveway to front with additional parking space on hard paved area to front of the dwelling. Enclosed garden to rear.
CHARACTER OF LOCALITY	Residential area comprising of properties. Many have previously been extended. No real uniformity to pattern of development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/11/68652	Enquiry: Proposed single storey side/rear extension	PNR 2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No response received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission 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

POLICY COMMENTARY

The above policies 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	X	See below		
Other …				

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 and Policy DM1 of the Pre submission Eastleigh Borough Local Plan 2011-2029 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. They also require development to avoid unduly impacting on neighbouring uses through overlooking, loss of light and loss of outlook.

The proposal is considered to comply with the relevant policies for the following reasons:

- The size and design of the extension is considered to be appropriate for the context of the existing property and the character of the locality. The position above the existing garage, due to it being stepped back some distance from the front of the dwelling, along with the lower ridge height will result in the extension appearing as subservient and sympathetic to the original dwelling.
- There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the lack of side facing windows proposed on the extension and the relative position of the adjacent properties.
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.
- There is sufficient parking in accordance with the adopted standards of the LPA. A condition can be imposed to ensure the existing parking areas are retained, to avoid any overspill parking onto the public highway.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommendation is to permit for the reasons stated above.