HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70055

DESCRIPTION	Addition of pitched roof to existing detached garage
ADDRESS	5 Grosvenor Gardens West End Southampton SO30 3BP

SITE VISIT DATE	16/01/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Existing roof is felt and flat/mono-pitched with the front of the garage being higher than the rear. The proposed pitched roof will have a gable to the front elevation and hip to the rear.
TOPOGRAPHY	Predominantly level site.
TREES	Protected tree in garden of property to rear, No3 Roselands. Proposal will not affect this tree as the roof will be constructed onto the existing garage.
BOUNDARY TREATMENT	1.8m fencing surrounds rear garden, with brick wall to rear.
SITE CHARACTERISTICS	Detached chalet bungalow with parking to front, and side access to rear garden, where garage is positioned.
CHARACTER OF LOCALITY	Residential, comprising a mix of property styles with a variety of domestic outbuildings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR2278500000	Erection of garage	Permitted 1973

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
A Samuels 3 Roselands	Objects on grounds that the garage will adversely affect light to sitting room with the potential for overlooking.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE Supplementary Planning Document : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, 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

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 proposal is to construct a pitched roof on to an existing flat roof garage.

The proposal is considered to comply with Policy 59.BE for the following reasons:

- The proposed roof, due to its scale, design, orientation and siting in relation to adjacent properties will not lead to an unacceptable impact on the residential amenities of neighbouring occupiers in terms of light impact or overbearing visual impact. The proposal accords with the light tests specified in SPD: Quality Places.
- The garage will be close to the neighbour to the rear, 3 Roselands but the garage roof will be hipped to the rear, minimising the impact. This, along with the presence of an existing large detached building and protected beech tree between No3 of the existing garage for which the roof is proposed, leads to there being no material loss of light. The garage is single storey and with the roof having no windows proposed, it will not lead to any overlooking of adjacent properties.
- The proposed roof is considered to be appropriate in scale and design and will have no detrimental impact on the character of the original dwelling or street scene.

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.