HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76012

DESCRIPTION	Two storey side extension
ADDRESS	9 Giles Close Hedge End Southampton SO30 2TH

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two storey side extension, measuring 4.5(w) by 6m(d) by 7.6m(h). The extension has a pitched roofline that is fully hipped and the proposal includes a front bay window.
TOPOGRAPHY	Relatively flat
TREES	None of significant amenity value
BOUNDARY TREATMENT	1.5m to 1.8m high close boarded fencing position at side and around rear garden.
SITE CHARACTERISTICS	Two storey detached house set in a good sized plot with detached garage at front.
CHARACTER OF LOCALITY	Residential area, consisting of similar style dwellings

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 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), saved policies: 59.BE

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

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

Not within detailed Hedge End, West End and Botley Character Area

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.

Character and Appearance

The two storey extension is 4.5m wide, which represents two thirds of the width of the existing house. While the proposed extension is a large addition to the property, its will still retain reasonable space at its side so as not to appear cramped. The extension has been sympathetically designed so to reflect the character of the existing dwelling, and has been stepped in and back from the main house so it reads as a more sympathetic addition. The front bay windows adds interest and along with the fully hipped roof it helps to reduce the massing of the extension. Overall, the two storey extension is considered to be an acceptable addition to the house. The extension is positioned at the far side of the property and the house is tucked away at the far corner of the cul-de-sac. As such the proposal is not considered to have a significant impact on the character and appearance of Giles Close, which already contains quite a storng sense of enclosure.

Other Issues

- Due to the dwellings orientation, the proposed two storey extension will not have an impact on the amenity of neighbouring dwellings, by way of a loss of light, outlook or overlooking. A condition will be used to ensure that the front en-suite window is obscure glazed and does not enable views into the garden of 8 Giles Close.
- The site retains a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.
- There is sufficient room on the property to provide three on site car parking spaces (two on the frontage and one in the garage). This accords with the council's residential parking standards.
- 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

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Recommend Permit