HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69082

DESCRIPTION	Single storey rear extension, front & rear dormer windows & roof lights to front elevation
ADDRESS	5 Sellwood Road Netley Abbey Southampton SO31 5BJ

SITE VISIT DATE	20/7/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Level site.
TREES	None to be affected.
BOUNDARY TREATMENT	Rear garden is enclosed by a 1.8m high fence.
SITE CHARACTERISTICS	Detached chalet bungalow with an existing mono-pitched front facing dormer. The property has a fairly small rear garden and has been previously extended.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/30728/001/00	CONSTRUCTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS	Approved 1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound 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, highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Comments 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

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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 proposals are considered to comply with Policy 59.BE for the following reasons:

- The size and design of the rear extension is considered to be sympathetic to the existing property and the character of the locality. It will be largely hidden form public view due to its position and the boundary treatments in place.
- There is no real uniformity within the street scene here and the existing bungalows do not share any particularly strong characteristics in terms of their front facing dormer windows. The proposal to replace the existing mono-pitched dormer with two pitched roof dormers will therefore not look out of keeping or uncharacteristic for the area. The scale and design of the dormers is also considered to be acceptable for the property itself.
- There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. The extension will sit behind an existing long detached garage in the garden of the adjacent property, No7. The roof design will also minimise any visual impact. The rear dormer could lead to an unacceptable level of overlooking and it is considered necessary to impose a condition to ensure obscure glazing and only high-openings are used for this window. The front dormers and roof lights are not considered to result in any material increase in 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.
- There is adequate parking within the curtilage for a property of this size.

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.