HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78649

DESCRIPTION	Two storey side extension
ADDRESS	56 St Johns Road Hedge End Southampton SO30 4AG

SITE VISIT DATE	08/07/16
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a two storey extension to the side of the dwelling. The existing conservatory would be demolished.
TOPOGRAPHY	Flat and level
TREES	None that will be affected by the proposed development
BOUNDARY TREATMENT	Close boarded fencing and hedging to the side boundary, open low fencing and hedging to the front of the property.
SITE CHARACTERISTICS	The application site consists of a detached two storey dwelling located on the corner with St. Johns Road and New Cliffe Gardens. The property has parking to the front of the site.
CHARACTER OF LOCALITY	The dwellings along St.Johns Road are mixed in terms of their form and design. The properties are generally detached with parking to the front or side of the properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

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 25m River Buffer

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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
Policy DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

- Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the views to the Church of St. John the Evangelist.
- Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

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Paragraph 64 that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

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	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

Saved 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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, design and impact on the character of the area

The application proposes a two storey extension to the side of the dwelling. The proposed extension is considered to be relatively wide in relation to the existing dwelling on the site, however, it is considered that due the prominence of the existing bay windows at the front of the dwelling, maintaining the original form of the dwelling, the proposed extension is not considered to be overly wide to dominate the existing dwelling and warrant a reason for refusal. It is considered that the form and design of the extension is acceptable and in keeping with the design of the existing dwelling.

The existing dwelling is located on a corner plot and therefore the extension would be visible from the St.Johns Road and New Cliffe Gradens. However, it is considered that due to the acceptable form and design of the proposed extension it would not cause material harm to the street scene. It is noted that the form and design of the dwellings are mixed along St.Johns Road and therefore the design of the extension is not considered to impact on the wider character of the area.

The proposal is considered to comply with Policy 59.BE of the Saved Local Plan.

Impact on residential amenity

The proposed extension would maintain a reasonable separation to the boundaries with the neighbouring properties and is therefore not considered to cause material harm to the amenities of the neighbouring properties in terms of over dominance or loss of light. The proposal is considered to comply with Policy 59.BE of the Local Plan.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

The proposal is considered to be acceptable.