HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80024

DESCRIPTION	Conversion of loft to provide habitable accommodation including dormer to front
ADDRESS	10 Pomeroy Crescent Hedge End Southampton SO30 2LF

SITE VISIT DATE	21/03/17
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Conversion of loft to provide habitable accommodation including dormer and rooflight to front and two rooflights to rear. Dormer 1.40m wide x 1.50m high x 2.0m deep.
TOPOGRAPHY	Site rises gently from front to rear.
TREES	No trees affected
BOUNDARY TREATMENT	Front – low hedge
SITE CHARACTERISTICS	Mid terrace two storey house between a similar terraced property and a block of three storey flats. Road in front with allocated parking and woodland beyond.
CHARACTER OF LOCALITY	Residential, modern development, mix of housing types.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/05/54857	Reserved matters pursuant to outline planning permission Z/40065/000/00: Construction of 101 dwellings and associated infrastructure (all reserved matters except landscaping) Condition 3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, the building must not be extended or altered at first floor or above and there shall be no detached structures erected within the curtilage without the prior written permission of the Local Planning Authority. Reason: To preserve the amenity of future occupiers in the light of the severe level changes across the site.	ARM 16/12/2005

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 Allocated Housing Site Within Established Residential Area Within HRA Screening Area

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: DM1

- 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 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 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				

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

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."

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 size and design of the proposed dormer is modest in size and is considered to be sympathetic to the existing property and the character of the locality. The houses to the rear at 21 to 23 Pomeroy Crescent have front dormers.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or 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 are two allocated parking spaces which are acceptable for a three bed house.

Nature conservation
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 is a dormer conversion and minor in nature.

The development complies with the requirements of Policy 59.BE.

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

Recommend permission