HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75299

DESCRIPTION	Single storey front extension
ADDRESS	43 Pegasus Close Hamble-Le-Rice Southampton SO31 4QZ

SITE VISIT DATE	21/10/14
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey pitched roof front extension, infilling between neighbouring properties. 1.765m deep x 4.896m wide x 3.199m high. Proposed roof will have 2 no rooflights installed.
TOPOGRAPHY	Level
TREES	None affected
BOUNDARY TREATMENT	Open plan front gardens
SITE CHARACTERISTICS	Modern cottage style mid terrace two storey house with small level front garden.
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/27585/005/00	ERECTION OF 82 HOUSES (RESERVED MATTERS	APPROVE THE RESERVED MATTERS 04/05/1988

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	It was resolved to leave the decision to the Officer
Head of Housing & Environmental Health	The application site is: Located on a former training college, as shown on historical Ordnance Survey mapping. We recommend that the applicant is advised that: The application site lies on a former training college. The presence of

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	'made ground' and/or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number/ location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination. We recommend that the following conditions are imposed for amenity protection reasons. **HOURS OF WORK** No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays. **NO BURNING** The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority.
OPA pipeline Esso	No comment
HSE BP Hamble	Not applicable so 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

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'

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area 60

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

		See below		

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."

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.

The size and design of the front extension is considered to be sympathetic to the existing property and the character of the locality, it is a small front extension designed to blend into the street scene incorporating existing features from the existing and adjacent houses.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking, the windows will be in line with those on the adjacent house, therefore there will be no increased impact on the buildings opposite.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The comment from Environmental Health has been added as a note to applicant and the hours of work condition added due to the extension being built between the walls of the two adjacent houses. It is considered that a 'no burning condition' is not required for such a small development.

Notice has been served on the houses each side as the extension will be connecting to their walls.

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

Recommend permission