**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73585**

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| DESCRIPTION<br>ADDRESS | First floor side extension, conversion of integral garage to habitable rooms with addition of single storey front bay window extension & construction of detached double garage<br>36 Lime Gardens West End Southampton SO30 3RG |

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| SITE VISIT DATE | 12/12/13 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | • First floor side extension over existing garage with 2no. first floor side windows. Extension has a pitched roof that matches the house and measures 2.8m(w) by 9.6m(d) by 8.6m(h).<br>• Conversion of existing integral garage to living accommodation and insertion of 1no. front facing bay window. Bay window has a front gable end and measures 2.8m(w) by 0.5m(d) by 3.2m(h). The roofline of the existing front bay window is being altered to match the proposal.<br>• Erection of a detached double garage at the front of the property. The garage has a hipped roof and measures 4.3m(w) by 5.2m(d) by 4.1m(h) |
| TOPOGRAPHY | Gentle downwards slope towards back of garden. |
| TREES | None affected |
| BOUNDARY TREATMENT | 2m high close boarded fence along side of property and around rear garden. |
| SITE CHARACTERISTICS | Two storey detached house set in a medium sized plot. The property is located at the end of a cul-de-sac. |
| CHARACTER OF LOCALITY | Residential area consisting of similar style houses. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/29910/25 | Erection of 18 houses (with condition that the garages can not be converted to living accommodation without the permission of the local planning authority). | Permitted – Oct 91 |
| F/13/73585 | First floor side extension (at 42 Lime Gardens) | Permitted – Oct 98 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| West End Parish Council | No objection |
| Environment Agency | The application falls within the scope of our Flood Risk Standing Advice (FRSA).<br><br>**Flood proofing**<br>The Environment Agency recommends that in areas at risk of flooding consideration be given to the incorporation into the design and construction of the development of flood proofing measures. These include barriers on ground floor doors, windows and access points and bringing in electrical services into the building at a high level so that plugs are located above possible flood levels.<br><br>Additional guidance can be found in the Environment Agency Flood line Publication 'Damage Limitation'. A free copy of this is available by telephoning 0845 988 1188 or can be found on our website www.environment-agency.gov.uk click on 'flood' in subjects to find out about, and then 'floodline'.<br><br>Reference should also be made to the Department for communities and local Government publication 'Preparing for Floods' please email: communities@twoten.com; for a copy, as well as the communities and local Government publication 'Improving the flood performance of new buildings' which can be viewed at: http://www.communities.gov.uk/publications/planningandbuilding/improvingflood |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area<br>Within 8m of a Main River Buffer<br>Flood Zone 2 & 3 |

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

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|---|
| Eastleigh Borough Local Plan Review (2001-2011): 59.BE<br>Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1<br>Supplementary Planning Guidance: Quality Places<br>Supplementary Planning Guidance: Residential Parking Standards |

**CHARACTER APPRAISAL AREA**

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

**SPECIAL POLICY AREA**

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| 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**

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|---|---|---|---|---|
| None received | | See below | X | |
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**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | | |
|---|---|---|---|---|---|
| | 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."

**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 size and design of the first floor side extension matches the existing house and retains a reasonable gap at the side of the property. At the front, the house has an existing bay window and its roofline will be gabled so that it matches the new bay window. This gives continuity in the design of the house and will help the proposal blend into the Lime Gardens street scene.

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

The proposal also includes a replacement detached garage (as the existing garage is being converted to living accommodation). The double garage is of a compacted size with a hipped roof and is typical of those found within residential areas. It is noted that the double garage will sit to the front of the property and so will be viewed from Lime Gardens. However, the garage is not considered to be visually intrusive as it is situated at the end of the cul-de-sac tucked away on a patch of grass to one side of the house.

Overall the proposed extension, bay window and replacement double garage is considered to be a sympathetic addition to the existing house and will not detract from the character and appearance of the residential area.

**Residential Amenity**

The proposal includes a first floor side extension over the existing garage, which will introduce 2no. first floor side facing windows (bedroom and bathroom). However, as the house has no immediate neighbours on this side, the proposal is not considered to result in an unacceptable loss of light, outlook, overbearing impact or overlooking. Likewise the single storey garage and bay window are sited some distance from the nearest dwelling so as not to affect the amenity of neighbouring residents.

**Flood Prevention**

The proposal is located within 8m of a main river buffer and within Flood Zone 2&3. However, as the proposal is for a first floor extension and garage conversion its floor levels will not be below those of the existing property. The submission includes an EA (Environment Agency) householder flood prevention form and no objection has been raised by the Environment Agency.

**OTHER MATERIAL CONSIDERATIONS**

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. 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 Permit as the development complies with the requirements of Policy 59.BE.