HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72408

DESCRIPTION	First floor side extension
ADDRESS	19 Wilderness Heights West End Southampton SO18 3PS

SITE VISIT DATE	07/06/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Extension will provide an enlarged master bedroom with dressing room at first floor and a small study in the roof space.
TOPOGRAPHY	Predominantly level site.
TREES	None to be affected.
BOUNDARY TREATMENT	Open frontage. 1.8m fencing along side boundary shared with No20.
SITE CHARACTERISTICS	Detached residential property with integral garage. One of three properties which shared an access drive. Parking to front, enclosed garden to rear.
CHARACTER OF LOCALITY	Residential area comprising a mix of properties all built in a similar style and with similar materials but with different design features.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28176/000/00	Erection of 78 dwellings	Permitted 1985
28176/011	Amendment to previously approved development for 9 houses	Permitted 1987
Z/32965/000/00	SINGLE STOREY REAR EXTENSION.	Permitted 1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Officer	No objection
Hampshire Gardens Trust	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) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
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		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

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 proposal is considered to comply with Policy 59.BE for the following reasons:

- The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality. It matches the style and design of the original property and will have a very similar appearance to other properties within Wilderness Heights. Whilst the extension will erode some of the spacing between the property and no20, due to the orientation and siting of these properties, this will not affect the street scene or character of the area. The spacing between properties in Wilderness Heights is also not uniform.
- There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the scale and design of the extension and its relative position in relation to neighbouring properties and their gardens.
- The proposal does not alter the available garden space and therefore the proposals are not considered to result in the overdevelopment of the plot.
- The number of bedrooms will does not alter and there is sufficient space for the parking of three cars on the frontage. This accords with the LPA's adopted standards.
- There will be no impact on any protected trees.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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

Recommendation is to permit for the reasons stated above.