HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68911

DESCRIPTION	Single storey side extension (amended design)
ADDRESS	54 Coach Road Hamble-Le-Rice Southampton SO31 4LA

SITE VISIT DATE	9/2/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension infilling gap at the northern side of the house. Extension measures 4.8m(w) by 8.3m(d) by 3.3m(h)
TOPOGRAPHY	Relatively flat
TREES	Two trees at side/ rear of property. These are not covered by a TPO and do not have significant amenity value.
BOUNDARY TREATMENT	Low wall with hedge at front. Approx 2m high close boarded fence around rear garden.
SITE CHARACTERISTICS	Two storey semi detached house with a small, flat roof, garage at the front of the site. Undersized flat roof garage will be removed to make way for the proposal.
CHARACTER OF LOCALITY	Residential area, consisting of similar style properties that follow an established building line.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/68520	Single storey front & side extension to include attached garage	Refused

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	The Council resolved to leave the decision with the planning officers.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Within Built-up Area Boundary Within Established Residential Area	

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 39
Guidance states:

- Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
- Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
- Retain and extend the continuity in building line.

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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 …				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Noted and agreed with					

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.

Visual Amenity

The size of the single storey extension has been reduced so it no longer projects in front of the established building line and is not considered to be visually intrusive. The removal of the garage and en-suite gives the extension a simple design and its size is considered to be in proportion to the existing house. The proposal should fit comfortably alongside other single storey extensions within the locality.

Residential Amenity

The position of the development and it being single storey means that there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact.

Car Parking

The side extension will not affect the amount of on site car parking and so should not result in increase occurrences of grass verge parking which is an issue in the local vicinity.

Amount of Development

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 development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSION

Recommend Permission