REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/12/71687

DESCRIPTION	Erection of side porch
ADDRESS	2 Brownhill, Salterns Lane, Bursledon, Southampton, SO31 8DH

SITE VISIT DATE	19 December 2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a brick built, partly-enclosed porch to provide a front access to the application property.
TOPOGRAPHY	The site slopes from east to west and from south to north. This sloping is relatively gently in the vicinity of the proposed development though there is a significant drop down from the rear elevation of the property to the dwelling's rear garden and garage to the west/north-west.
TREES	Whilst there is a line of mature trees immediately to the north, these will not be affected by the proposed development.
BOUNDARY TREATMENT	The property has a relatively open frontage with a low level wall with hedging above forming the boundary with the adjoining property, No.1 Brownhill. As mentioned above, there is a line of substantial mature trees which form the northern boundary of the site.
SITE CHARACTERISTICS	The application property is a large nineteenth century dwelling set on a relatively substantial plot off Salterns Lane. The property adjoins No. 1 Brownhill and has previously been split with a first floor flat (No. 2a) situated above part of the application dwelling. The property has a gravelled parking area to the front with a detached garage to the north-west of the dwelling, accessed down the northern side of the property.
CHARACTER OF LOCALITY	Salterns Lane is an historic sunken lane with densely treed boundaries. It is characterised by large dwellings set on sizeable plots. The site falls within the Old Bursledon Conservation Area and the Old Bursledon Special Policy Area. It is also within Zone 8 of the Old Bursledon Conservation Area Appraisal and Management Proposals.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/25512/001	Single storey side extension	PERMIT - 03/03/1989

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REF. NO. «AltRef»

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection – 16 November 2012
Head of Planning Policy and Design	No objection – 20 November 2012: *Normally I would suggest that the roof pitch of the porch should match that of the host part of the building. In this case, as the pitch of the host roof is of such a low pitch a porch with the same does not actually sit well and has no presence which is part of the point of a front door. A front door should be a celebration of the entrance to the building. This is an unusual building that has no real focal point at the front and this existing extension tucked around the side has a roof pitch that is not in keeping with the remainder of the house. The proposal is to add a porch with a roof pitch to match that of the main building which in this context is actually the right thing to do, I feel.*
Old Bursledon Action Group	No objection – 19 December 2012

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Designated Countryside Within Designated Conservation Area (Old Bursledon)

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) – 1.CO, 9.CO, 59.BE, 169.LB, 179.LB.
Pre-Submission Eastleigh Borough Local Plan 2011-2029 – DM1, BU6, DM10, DM26
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Old Bursledon Conservation Area Appraisal and Management Proposals

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework – Part 12 *Conserving and enhancing the historic environment*.

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the design and scale of the proposals as well as the impact of the development

REF. NO. «AltRef»

POLICY COMMENTARY

on the Old Bursledon Conservation and Special Policy Areas.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

“In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”

Policy Background:

Development Plan Policies:

Eastleigh Borough Local Plan Review 2001-2011 *(Policies from the Pre-Submission Eastleigh Borough Local Plan 2011-2029 are shown below each policy in italics where relevant):*

Policy 1.CO aims to protect the countryside within the Borough and states that development will not be permitted outside the urban edge unless for agriculture, forestry, horticulture, outdoor recreation, essential public utilities or if it meets other criteria within the Local Plan.

Policy 9.CO relates to domestic extensions to existing dwellings within designated countryside. The policy states that extensions within countryside will only be permitted if they meet certain criteria with the most relevant being that the development must not be likely to facilitate the subdivision of the property into more than one dwelling, the development does not result in the property being disproportionate in size to surrounding properties and the design does not materially worsen the impact of the dwelling on the surrounding countryside.

REF. NO. «AltRef»

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Policy DM26 essentially replicates the requirements of Policy 9.CO with regards to residential extensions in the countryside.

Policy 59.BE 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.

Policy DM1 is a replacement for Policy 59.BE of the current Local Plan and sets out the general criteria for new development

Policy 169.LB relates to development within Conservation Areas and states that new buildings will only permitted providing they meet certain criteria. Proposals needs to preserve or enhance the character of the Conservation Area and cannot detract from the character of the area. Where appropriate, the rhythm of the street scene and building lines must be retained. The mass, materials and form of development also needs to be in scale and harmony with existing buildings and the area as a whole, relating to well to adjacent buildings.

Policy DM10 (Heritage assets) states that development within or adjoining a heritage asset will be permitted if: it does not harm or detract from the special interest of the asset, and sustains and enhances its special character and qualities; it achieves a high standard of design; and, it accords with the other policies of this plan.

Policy 179.LB relates specifically to the Old Bursledon Special Policy Area. It seeks to retain the special loose-knit character of Old Bursledon, with appropriate extensions to existing dwellings being permitted only if they respect or enhance the character of the Special Policy Area.

Policy BU6 states that residential extensions within the Old Bursledon Special Policy Area will be permitted provided: they are subservient to and in proportion to the existing dwelling; they do not increase the volume of the original dwelling (as existing in 1982 when the conservation area was first designated) by more than 25%; regard is had to the impact of the development on the space between buildings and the openness of the area; they do not create a dwelling disproportionately larger than that being extended; they will not contribute to the cumulative urbanisation of the area; and, they are not otherwise detrimental to the character of the area as viewed from the River Hamble.

<u>Supplementary Planning Documents:</u>

Old Bursledon Conservation Area Appraisal and Management Proposals:

The *Old Bursledon Conservation Area Appraisal and Management Proposals SPD* is aimed at preserving or enhancing the character and appearance of the designated area; giving management proposals based on an evaluation and examination of its special interest. It contains both general management proposals on such matters as plots, trees and high quality design, as well as more specific management proposals for each designed zone within the Conservation Area. The site the subject of this application falls within Zone 8 and the management proposals essentially reinforce Policy 179.LB of the Local Plan requiring extensions to existing buildings to be of an appropriate scale, size and design.

REF. NO. «AltRef»

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Development Proposal

The application seeks approval for the erection of a brick-built, partly-enclosed porch to allow for a new front access to the application dwelling to be created. The porch will be built onto an existing single storey side extension forming the property's kitchen and constructed under planning permission Z/25512/001 granted in 1989. The porch will have a pitched plain-tiled roof and will incorporate an open timber canopy with oak support posts. The applicant has detailed in the design statement accompanying the application that the porch/entrance is needed as the property currently has no identifiable front entrance with the only access being via a back door to the rear.

Principle

The site falls within designated countryside, where there is a general presumption against development (1.CO). Policy 9.CO (DM26), however, allows domestic extensions which conform to the criteria as specified above. The site also falls within the Old Bursledon Conservation Area and Special Policy Area. Again, the relevant policies allow for appropriate domestic extensions provided they are in accordance with the specified criteria.

Design, Siting and Impact on the Character of the Area

The proposed porch is considered to be acceptable in terms of its design, siting and materials. It will replicate the main dwelling in terms of its roof pitch and has been supported by the Council's Conservation Officer in this respect; it will also provide a more appropriate entrance feature to the host property than the existing rear access. Whilst the porch is sited relatively closely to the track to the north of the dwelling which provides vehicular access to the properties garage as well as pedestrian access to the Coach House, sufficient width has been maintained as not to impinge upon this; there will also be no impact on parking as a result of the development. The porch is relative modest in size and scale and is thus considered to be sympathetic and proportionate to the main dwellinghouse; it will also not exceed the 25% limit for extensions beyond the volume of the original dwelling or contribute to the cumulative urbanisation of the area. Accordingly it is considered that the proposals will not detract from, and will sustain the special character of both the Old Bursledon Conservation Area as well as the Old Bursledon Special Policy Area. The application is therefore deemed to comply with the aforementioned Development Plan policies and associated Supplementary Planning Documents in respect of its design, siting and the impact of the development on the character of the area.

Impact on the Countryside Location

Due to the small scale and nature of the development, it will not facilitate the subdivision of the property into more than one dwelling, nor will it result in the property being disproportionate in size to surrounding dwellings. It is also considered that the proposals will not materially worsen the impact of the dwelling on the surrounding countryside. Accordingly, the development is considered to comply with the requirements of Policy 9.CO (DM26) of the Local Plan.

Residential Amenity

Due to the scale and siting of the proposed porch, there will be no adverse impact on the amenity of the occupiers of neighbouring dwellings and therefore the proposal is considered to comply with Local Plan Policy 59.BE (DM1) in this respect.

REF. NO. «AltRef»

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Overall, for the reasons given above it is considered that the development conforms with the relevant Development Plan policies and associated Supplementary Planning Documents.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSION

The application is recommended for approval.