HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75535

DESCRIPTION	Single storey side & rear extension
ADDRESS	26 Stanier Way Hedge End Southampton SO30 2XF

SITE VISIT DATE	10/12/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension, depth of 3.5m, extending across the rear elevation and beyond the side elevation (total width 8.23m). The roof is mono pitched and the maximum height measures 3.35m.
TOPOGRAPHY	Land has slight slope upwards towards the rear boundary (north).
TREES	No trees affected by the proposals.
BOUNDARY TREATMENT	1.8m fencing on boundaries.
SITE CHARACTERISTICS	Two storey detached property, brown brick, roof tiles and window frames. Garden of a reasonable size to the rear, and front garden has small area of lawn and driveway for parking. Public footpath and area of shrubs and small trees adjacent to property along the western boundary. Garden well screened. Work has commenced.
CHARACTER OF LOCALITY	Residential area within the urban edge. Property forms part of a residential development built during the 1990's. Within the locality properties are predominantly detached, well-spaced and of differing styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No recent history.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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 policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 Policy DM1, (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

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

n/a

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 property forms part of a modern housing development built during the 1990's on the northern edge of Wildern. It is proposed to extend the property with a single storey extension which will form an open plan living space for kitchen dining, and seating.

The extension is of a size, scale and design which is in keeping with the existing property, and is considered to be sympathetic both to the existing property, and the character of the locality.

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 location of the extension, the design with no side facing windows, and the good screening along the adjacent boundaries.

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

Nature conservation
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

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

CONCLUSION

The proposed single storey rear/side extension is considered to be an appropriate addition, which would not impact on the amenity of neighbouring properties, or be out of character with the existing dwelling and the locality.

Recommend permission.