HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69716

DESCRIPTION	First floor & ground floor front extensions, front porch extension & single storey rear extension
ADDRESS	39 Elliot Rise Hedge End Southampton SO30 2RU

SITE VISIT DATE	13/10/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Fairly level site.
TREES	None to be affected.
BOUNDARY TREATMENT	1.8m fencing encloses rear garden. Largely open frontage with tree/shrub screening.
SITE CHARACTERISTICS	Large detached property within a large scale residential development. One of approx only two properties built in this style with the set-back position and long forward projecting garage element. Driveway to front and enclosed garden to rear.
CHARACTER OF LOCALITY	Residential. Variety of house styles and sizes with a common characteristic of a single forward-projecting gable. All properties are built in the tudor style. Many properties have been extended, largely to the rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29476/000/00	ERECTION OF 206 DWELLINGS WITH GARAGES AND ACCESS ROADS AND LAYING OUT OF OPEN SPACE (OUTLINE PERMISSION 28343)	Permitted 1987
Z/33088/000/00	**40 Elliot Rise** – First floor side extension	Permitted 1993
F/05/52993	**89 Elliot Rise** - Single and first floor front extension	Permitted 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Mr & Mrs Swainson 40 Elliot Rise	• Observation • Concerned raised over potential overlooking from roof lights on rear extension • Would like large shrub to remain along rear boundary

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS1	-	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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Comments noted				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Observation noted – the single storey rear extension falls within permitted development and could be built as proposed without any planning permission. The retention of the shrub is not something that can be considered as part of the proposal as its removal could be undertaken without the need for planning permission.					

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

- The scale, design and siting of the proposal is considered to be appropriate for both the context of the original dwelling and the street scene. Matching materials can be conditioned.
- The proposal is very similar to one already built at No89 Elliot Rise and amended plans were requested, and submitted, to accord with this approved scheme.
- Due to the existing relationship between the application property and its neighbours, including the existing relationships between windows, the proposal will not result in any adverse impact on residential amenities. The side facing windows either face onto the bare flank wall of No38, or the single landing window of No40.
- Including the existing double garage, the property can accommodate the 3 on-site parking spaces required in accordance with the Council's adopted residential parking standards. A condition can be imposed to restrict the conversion of the garage to ensure adequate on-site parking is provided,to avoid any detrimental impact on the public highway in terms of overspill parking.
- The proposed single storey rear extension is considered to be acceptable in terms of character and residential amenities although it could be constructed without the need for planning permission, under current permitted development regulations.

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/or legislative background.

CONCLUSION

Recommendation is to approve.