HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69885

DESCRIPTION	Single storey rear extension
ADDRESS	35 Satchell Lane Hamble-Le-Rice Southampton SO31 4HF

SITE VISIT DATE	14/12/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Proposed extension will measure 4m x 5m in footprint with a monopitch roof measuring 3.5m in height.
TOPOGRAPHY	Land slopes up from the highway to the dwelling.
TREES	None to be affected
BOUNDARY TREATMENT	Low fencing currently to side boundary shared with No33 (to be replaced in near future with high level fencing). High level fencing along opposite side boundary.
SITE CHARACTERISTICS	Detached dwelling. Large driveway to front which slopes down to highway, large enclosed garden to rear. Property has previously been extended to the rear at two storey level.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28114/000/00	Two storey rear extension	Permitted 1985
Q/11/68772	(No33 Satchell Lane) Enquiry: Proposed single storey rear extension following removal of existing conservatory and insertion of ground floor window to side elevation	PP not required

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
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

Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

n/a

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 … 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

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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 for a single storey rear extension 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.
- 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 relationship with the adjacent properties. The extension will project out as far as the existing extension at No37 and will project 4m beyond the extension at No33.
- Whilst the conifers annotated on the plans and shown in the submitted photographs have now been removed, the applicant is intending to put up a high level fence along the boundary with No33. This proposed fence, which can be erected up to 2m in height under permitted development, along with the fact that there are existing side facing windows in the property, result in the proposed new side facing window not materially increasing the level of over looking.
- The site is considered to retain a very good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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 permit.