HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79663

DESCRIPTION	First floor rear extension & enlargement of roof to include dormer to north west roof slope & juilet balcony to rear
ADDRESS	57b Winchester Street Botley Southampton SO30 2EB

SITE VISIT	Yes
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks permission for: • First and second floor rear extension forming gable end with rear juliet balcony and side roof lights. The extension has a dual pitched roof and measures 6.3m(w) by 2.2m to 5.3m(d) by 8.2m(h including single storey extension). • Replacement dormer window on the north western side elevation. The dormer window has a flat roof and measures 2.2m(w) by 3m(d) by 2m(h).
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	Predominantly high close boarded fencing.
SITE CHARACTERISTICS	Two and a half storey detached house set back from the road in a large plot. The property has an existing single storey rear extension which the proposal will build over.
CHARACTER OF LOCALITY	Mixed residential area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/76756	Part retrospective: Construction of 1no. four bed detached dwelling with garages to front and formation of new vehicular access following demolition of existing garage (amended scheme)	Permit 6/8/15
F/14/75258	Construction of 1no. four bedroom detached dwelling, 2no. detached single garages and formation of new vehicular access, following demolition of existing garage	Permit 5/12/14

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	Object - Insufficient information supplied with the application. - The application contains no information about the colour or style of the materials to be used other than "brick, tiles and upvc". - If a decision is made to permit the application it is requested that a condition be applied to require that the building materials to be used externally must match the style and colour of those used for the existing building and be in keeping with the street scene within which the property is located

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: 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 Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Within Hedge End, West End and Botley Character Area – HEWEB 49 (No relevant guidance)

SPECIAL POLICY AREA

None

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, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
A condition requiring the materials to match the existing house will be applied.				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

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 development complies with the requirements of Policy 59.BE, in that:

- The size and design of the first storey rear extension is considered to be sympathetic to the existing property. The extension tucks neatly away at the rear of the property where it cannot be viewed from the public realm and has little impact on the residential character of the locality.
- The flat roof dormer window sits lower within the roofline than the existing dormer and will better reflect the shape and size of the dormer window on the south eastern side of the property. As such the dormer window is considered to fit in with the existing property and mixed Winchester Road street scene.
- The property is detached and the extension is not considered to have an unacceptable impact to neighbouring properties (by way of a loss of light, outlook, or overbearing). The side dormer window faces onto the blank roofline of no.57a and the rear juliet faces over the property's own garden as such the proposal is not considered to create unacceptable levels of overlooking.
- There is sufficient room on the property's frontage for three on site car parking spaces and the proposal will not affect the large rear garden. As such the proposal is not considered to result in the overdevelopment of the plot.
- The householder extension 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 even though it falls outside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014.

However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend Permit