HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69919

DESCRIPTION	Single & two storey side extension with first floor side window, following demolition of existing single storey garage/extension.
ADDRESS	Oakview Moorhill Road West End Southampton SO30 3AZ

SITE VISIT DATE	Early January & 13/02/2012
ARE PLANS ACCURATE?	Yes, amended plans received 30/11/11
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Extension will provide single storey garage, and habitable accommodation at ground floor level and a fifth bedroom with en-suite bathroom and dressing room at first floor level. The extension will attach to the existing conservatory, and replace the existing single attached garage and single storey side extension.
TOPOGRAPHY	Level site.
TREES	None to be affected.
BOUNDARY TREATMENT	Very high hedge forms boundary between site and Green Tiles to the front. 1.8m fence along remaining side boundary.
SITE CHARACTERISTICS	Detached property, previously extended at ground floor level to the side and rear. Parking on driveway to front. Enclosed garden to rear.
CHARACTER OF LOCALITY	Residential, comprising detached properties set back from main highway.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection to proposal

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 : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area: HEWEB7

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, 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

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 proposal is considered to comply with policy 59.BE.

- The size and design of the proposal is considered to be sympathetic to the existing property and the character of the locality. The properties within the row are not all uniform and whilst the extension is fairly large in scale, it is not considered to harm the character or appearance of the dwelling.
- 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 siting of the extension, and the relationship with the adjacent property, Green Tiles. The proposal complies with the light tests set out in the SPD:Quality Places.
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot. Although the proposal will significantly increase the original footprint of the dwelling, the extension will largely replace existing extensions which are to be demolished.
- The property has adequate space for on-site parking to the front and a condition can be imposed to ensure three spaces are provided, in accordance with the adopted standards of the LPA.

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 for the reasons stated above.

REF. NO. «AltRef»