HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72296

DESCRIPTION	Single storey front extension
ADDRESS	26 Mallard Gardens Hedge End Southampton SO30 2XJ

SITE VISIT DATE	14/05/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Proposal will provide a family room and enlarged hallway, following conversion of the small garage/store.
TOPOGRAPHY	Predominantly level site.
TREES	None to be affected.
BOUNDARY TREATMENT	Open frontage.
SITE CHARACTERISTICS	Detached residential property with parking area to front. One of three dwellings tucked into corner off the public highway.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29293/042/00	RENEWAL OF OUTLINE PERMISSION FOR RESIDENTIAL DEVELOPMENT WITH ASSOCIATED ACCESS ROADS,OPEN SPACE,LANDSCAPING, LOCAL CENTRE AND RAILWAY STATION (UNDER ORIGINAL REFERENCE NO.29293/1)	Permitted 1992
Z/29293/038/00	RESERVED MATTERS: CONSTRUCTION OF 136 DWELLINGS WITH ASSOCIATED ROADS AND PARKING. (Outline Permission ref. 29293/42)	Permitted 1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

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 SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 64 (summary 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, 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 for the following reasons:

- The size and design of the front extension is considered to be sympathetic to the existing property and the character of the locality. Whilst a gable ended extension would relate better to the main house, the applicants preferred to retain the hipped roof design. The hipped design, due to the small scale and nature of the extension, is not considered to be detrimental to the street scene.
- 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.
- The proposal will not affect private garden space and is not considered to result in the overdevelopment of the plot.
- The applicants are converting the small garage/store as part of the proposal (for which planning permission is not required). The extension will still allow adequate depth for parking to the front of the property (>5m) resulting in no change to parking provision.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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

Recommendation is to permit.

REF. NO. «AltRef»