HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78957

DESCRIPTION	Two storey side and rear extensions
ADDRESS	Oakleigh Allington Lane West End Southampton SO30 3HQ

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal comprises of: • Two storey side extension with a long dual pitched roof and low eves. The extension is set down from the main ridge with front and rear dormer windows and measures 4m(w) by 10.2m(d) by 7.2m(h). • Two storey rear extension increasing the depth of the property by 4m. Extension forms two gable ends at the rear of the property, siting lower than the main ridge, and measures 11.8m(w) by 4m(d) by 7.2m(h).
TOPOGRAPHY	Relatively flat
TREES	1 Oak and 2 Ash Tree's (on eastern side boundary) and a row of mature trees on rear boundary covered under TPO 92. These trees are a reasonably distance away from the proposed extension so as not to be affected. There are some smaller trees closer to the site of the extension, but these are not covered by TPO's and are not of significant amenity value.
BOUNDARY TREATMENT	The site is well screened by trees, with some high close boarded fencing.
SITE CHARACTERISTICS	Two storey detached house set in a very large plot. There is a detached garage to the side/ front of the house and a conservatory at the rear. The conservatory is being removed to make way for the extension.
CHARACTER OF LOCALITY	The site is located within a small row of mixed dwellings off Allington Lane, in a section of countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/32776	CONSTRUCTION OF DETACHED HOUSE AND DETACHED DOUBLE GARAGE (EXISTING DWELLING TO BE DEMOLISHED).	Permit (Feb 93)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary - Countryside Within HRA Screening Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 9.CO & 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1 & DM26 (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

None

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	
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

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 9.CO - Extensions to existing dwellings in the countryside will only be permitted if all the following criteria are met: (i) the dwelling is not subject to an agricultural occupancy condition; (ii) the development is not likely to facilitate the subdivision of the property into more than one dwelling; (iii) the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot; and (iv) the design of the extension does not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general.

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.

Principle

The property is not subject to an agricultural occupancy condition and the proposal is unlikely to result in the sub division of the house. Therefore the principle of extending an existing dwelling in the countryside is acceptable, subject to consideration of the detail matters within Saved Policies 9.CO & 59.BE.

Character and Appearance

The two storey side extension reflects the character and materials present in the main house and has been designed with a lower ridge and eves so it appears subservient to the existing property. The rear extension has been designed with two pitched roof gables that reflect the front gable end and add interest to the rear of the house. Overall the proposal is considered to integrate well with the existing house.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The site is part of a small row of dwellings that varies significantly in scale, style and plot size. Only a small section of the side extension will be visible from the street scene and the extended house is considered to fit comfortably into the mixture of properties that make up this section of Allington Lane. The size of the extension is reasonable compared to the house and its very large plot. The property is well screened by mature trees and the proposal is not considered to materially worsen the impact of the dwelling on its immediate countryside surroundings.

Other Issues

- The proposal is a good distance from neighbouring dwellings and would not be an unacceptable impact to their residential amenity (by way of a loss of light, outlook, overbearing impact or overlooking).
- The proposal is for a modest householder extension and 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 inside the designated zone of impact.

The development complies with the requirements of Policies 9.CO & 59.BE.

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.