HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77646

DESCRIPTION	Two storey side and single storey extension with roof lights
ADDRESS	1 Stroudley Way Hedge End Southampton SO30 2RZ

SITE VISIT DATE	07/01/16
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a two storey extension to the west of the property and a single storey extension to link the proposed extension to the existing garage on the site. The application has been amended to reduce the width of the two storey extension and remove the dormer window at the front of the extension. The amendments have resulted in the two storey extension being higher than previously submitted. The description has been amended to reflect the submitted changes.
TOPOGRAPHY	Flat and level
TREES	None that would affected by the proposed development
BOUNDARY TREATMENT	Brick wall to the rear of the property and hedging to the side
SITE CHARACTERISTICS	The site consists of a detached two storey dwelling located on the corner of Stroudley Way and Maunsell Way. The property benefits from a detached garage to the west of the property.
CHARACTER OF LOCALITY	The surrounding area consists of many residential properties in a variety of designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None relevant to the application		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Parish Council	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Health and Safety Executive	HSE does not advise, on safety grounds, against the granting of planning permission

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), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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
policy DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

- 1980s to present day terraced/detached development on loops/multi-headed cul-de-sacs on the northern edge of Wildern.

SPECIAL POLICY AREA

The site is not located within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

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Paragraph 64 that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

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

POLICY COMMENTARY

character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

Saved 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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, design and impact on the character of the area

The application has been amended following concerns raised by the officers regarding the size and design of the proposed extension and parking concerns. The application has been altered by reducing the width of the proposed two storey extension and removing dormer window to the front of the property. The application has also been amended to remove the addition of the two storey extension to the garage at first floor level.

Following the amendments to the proposed plans it is considered that the proposed extension is a modest addition to the existing dwelling. The proposed extension would have a width of 3.6m and the roof would be half hipped in keeping with the existing dwelling. It is noted that part of the two storey extension is set down from the part of the two storey extension and is therefore considered to help reduce the overall bulk of the extension. This part of the extension has a gabled roof, however, the existing roof has a gabled roof on one side and a half hipped roof on the other and

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

therefore the proposal is not considered to be out of keeping with the existing dwelling.

The proposed single storey extension would connect the two storey extension to the existing garage on the site. The single storey addition would be a very modest addition to the dwelling and is considered to be acceptable in terms of form and design.

The application site is located in a prominent location due to its position on the corner of Stroudley Way and Maunsell Way. Due to the subordinate nature of the extension and the acceptable form and design of the proposed extension it is not considered to cause material harm to the street scene or wider character of the area.

The proposed extension is therefore considered to comply with policy 59.BE of the Local Plan.

Parking

The Council's 'Residential Parking Standards' SPD requires a minimum of three off- road parking spaces for a four or more bedroom dwelling. The submitted plans show that there would be space at the front of the site and within the existing garage for parking of at least three cars. The application was amended following concerns that there was no parking for 2 Stroudley Way due to the changes proposed under the current application. The application has been amended to show that part of the garage and existing driveway is for parking of cars for 2 Stroudley Way and therefore no objections are raised on these grounds.

Impact on neighbouring amenity

Due to the corner location of the proposed extension, it would maintain a reasonable separation to the neighbouring properties and is therefore not considered to impact on their amenity.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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

The application is recommended for approval.