HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77870

DESCRIPTION	Two storey rear extension & alterations to roof to provide hip to gable enlargement to provide habitable accommodation
ADDRESS	22 Hardwicke Way Hamble-Le-Rice Southampton SO31 4LN

SITE VISIT DATE	12/02/16
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 the erection of a two storey extension to the rear of the dwelling. The application has been amended to remove the hip to gable element of the application and hip the roof of the two storey extension following concerns raised by officers.
TOPOGRAPHY	Flat and level
TREES	None that would be affected by the proposed development
BOUNDARY TREATMENT	Open to front, wall and fencing to side boundaries
SITE CHARACTERISTICS	The site consists of a two storey semi-detached property located to the southeast of Hardwicke Way.
CHARACTER OF LOCALITY	The street consists of two storey semi-detached and terraced properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
20 Hardwicke Way	- Proposal will significantly reduce the amount of natural light to dining room, kitchen and bedroom - Two storey pitched roof will significantly reduce light I have managed to attain

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None received	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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

The site is not located within a Character Appraisal Area

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 character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x		
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."

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 to remove the hip to gable element following concerns raised by officers regarding the impact on the pair of semi-detached dwelling. The roof of the rear two storey extension has also been altered from a gabled roof to a hipped roof.

The proposed two storey extension would extend across the whole rear of the existing property, whilst it is acknowledged that the extension is relatively large in size and scale, it is not considered to result in a disproportionate addition to the existing dwelling. The proposed rear two storey extension has been altered from a gable roof to a hipped roof and therefore the bulk of the extension has been reduced. The single storey extension at the rear is considered to be acceptable in terms of form and design.

The proposed extension would be located to the rear of the site. Due to an existing two storey extension to the side of the property the proposed extension would not be visible within the street scene. It is noted that an area of flat roof is proposed on the two storey extension, due to the position of the dwelling in relation to the neighbouring property, the proposed two storey extension would be screened by the neighbouring property. Therefore due to the position of the two storey extension and part pitched roof, the design of the proposed extension is not considered to cause material harm to the street scene or wider character of the area.

Impact on neighbouring amenity

The neighbouring property 24 Hardwicke Way has a garage adjoining the site and therefore the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

proposal is not considered to cause material harm to the amenity of this neighbouring property. The neighbouring property 20 Hardwicke Way has a lean to at the rear of the property, the proposed two storey extension would extend beyond this lean to by 400mm. It is considered that due to the minimal size of the extension beyond the existing lean to the proposed is not considered to result in a material loss of light to this neighbouring property. The proposed single storey extension would extend an addition 1m out from the proposed two storey extension. The single storey extension would have an eaves height of 2.2m with the roof hipping back towards the two storey extension, therefore due to the modest size of the proposed extension this element is not considered result in loss of light to this neighbouring property.

Concerns have been raised by the neighbouring property no. 20 Hardwicke Way regarding the impact of the proposal on the dining room, kitchen and bedroom and loss of light to the property. The rear of the neighbouring property has a single storey covered porch area with a UPVC roof. The concerns raised by the neighbouring property have been carefully considered however, due to the position of the windows serving the kitchen, dining room and bedroom, the proposed extension is not considered to result in a material loss of light to these habitable rooms. In addition the proposed alterations to the two storey extension, by hipping the roof and reducing the overall height of the proposed extension have improved the relationship of the extension with the neighbouring property.

Parking

The application would result in a three bedroom dwelling with a study. The Councils Residential Parking Standards SPD states that a three bedroom dwelling should have two parking spaces. The application shows that two cars can be parked at the front of the site, however, these spaces overlap each other slightly. However, the application does not propose to increase the number of bedrooms on the site and this is the current onsite parking situation. It is considered unreasonable to raise an objection on these grounds.

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

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.