HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68630

DESCRIPTION	Construction of two storey side & rear extension
ADDRESS	4 Hound Road Netley Abbey Southampton SO31 5FX

SITE VISIT DATE	080411
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Extension will convert the existing single storey element to a two storey addition and extend the accommodation at two storey to the side. The extensions will provide a kitchen and dining area with utility room and entrance porch/wc at ground floor level and provide three bedrooms (no increase) and a bathroom at first floor level. The bathroom is currently at ground floor level.
TOPOGRAPHY	Site is relatively flat but gently slopes up to the rear of the garden.
TREES	None to be affected
BOUNDARY TREATMENT	1.8m fencing along side boundary shared with No2 Hound Road. Open to front.
SITE CHARACTERISTICS	Semi-detached property
CHARACTER OF LOCALITY	

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
L Potter 2 Hound Road	• Objection on grounds of loss of privacy, intrusive and overbearing visual impact and adverse impact on street scene.
M Wilson 6 Hound Road	• Objection on grounds of loss of light although no objection to principle of extension. • Proximity to boundary breaches planning regulations. • Request site visit from case officer.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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Hound Parish Council	

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 : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area

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

	None received		See below		
Other …issues relating to the impact on residential amenities are discussed in the assessment section below. Proximity to boundary in itself is not a material consideration, only adverse impacts associated with the proximity, which are discussed below. The case officer visited the occupiers of both No2 & No6 Hound Road.					

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 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.

Also of relevance is the national planning policy set out in Planning Policy Statement 1: Delivering Sustainable Development which states that, "Good design is indivisible from good planning" (para33) and that "Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted" (key principle (iv) para13)

The proposal is considered to conflict with policy 59.BE and the guidance contained within PPS1.

Principle

The site sits within the urban edge and as such, the principle of a domestic extension is acceptable provided it complies with the relevant policies within the local plan, 59.BE in this instance.

Impact on character and appearance

The property is one half of a pair, with another very similar pair sitting adjacent. A few of these properties have been extended to the rear, with flat roof first floor/two storey extensions. Whilst relatively small in terms of the overall footprint, the proposed two storey extension, due to its roof design will result in a very bulky and awkward addition that does not sit sympathetically with the existing dwelling. It is considered that an alternative design solution could blend in more successfully. The roof design, by adding the additional bulk, will also infill much of the existing spacing between the properties, resulting in a cramped and over-developed appearance.

Impact on residential amenity

The plot shape for the application property is very unusual in that the boundary cuts across the rear garden diagonally, meaning that the main patio area for the adjacent property, No2, is positioned directly behind the rear elevation of No4. The proposed first floor rear extension includes two rear facing bedroom windows which will directly overlook over this patio, adversely and unacceptable affecting the privacy of the occupiers of No2. To just reposition the windows on

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the side elevation would result in direct overlooking of the garden and habitable rooms of No6 Hound Road.

Due to the scale, position and design of the extension, it will result in an adverse impact on the amenities of the other adjacent property, No6, in terms of creating an overbearing visual impact. The side facing lounge and bedroom windows of No6 will be very close to the proposed extension and views out of these windows will be largely obscured by the proposed extension.

Impact on highway safety

There is no change to the number of bedrooms or number of parking spaces required. No objections on highway safety grounds.

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 refuse for the reasons stated above.