HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71329

DESCRIPTION	Replacement of existing rear balcony with glazed first floor extension & conversion of double garage into habitable accommodation with associated insertion of new windows & door
ADDRESS	Mill View Long Lane Bursledon Southampton SO31 8BZ

SITE VISIT DATE	3/10/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Scheme will enclose rear balcony, predominantly with glass. Structure measures 5m(w) by 1.3m(d) by 3.4m(h).
TOPOGRAPHY	Sharp drop in levels towards rear of the site. Property is two storey at front and three storey at rear.
TREES	None affected
BOUNDARY TREATMENT	Mature trees surrounds rear car park.
SITE CHARACTERISTICS	Terraced building of three properties with parking to the rear.
CHARACTER OF LOCALITY	Predominantly residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/29223/7	Demolition of chapel and construction of four dwellings (PD has not been removed for garage conversions or additional windows/ doors in the rear (north west) elevation.)	Allowed on appeal 16th March 1995

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
2 letters of objection	• The three town houses have a uniform appearance and the proposal would be out of keeping and spoil their appearance. • Altering the garage to a habitable room would adversely affect the privacy and increase noise levels to the detriment of neighbouring residents. • Cars would have to reverse up to the window of the new living area – creating fumes and causing a safety issue. • The proposal will push more cars onto Long Lane adding to the congestion.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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Transportation	From the information you have provided me with, it would appear that there is adequate space for the locating of two vehicles without affecting the amenity or movement of other residents.
Bursledon Parish Council	No response
Old Bursledon Area Action Group	No response

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
Pre-submission Eastleigh Borough Local Plan (2011-2029): DM1 & DM23
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 18 (No relevant guidance)

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
The developments impact on the appearance of the terrace block, available car parking and the residents' amenity will be discussed in the assessment section. The conversion of the garage to					

COMMENT ON REPRESENTATIONS RECEIVED

living accommodation is also not considered to substantially increase noise levels over and above what is expected of a residential property. It is also unlikely that the small number of vehicle movements close to the converted living accommodation will create significant levels of fumes.

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.

The proposal will enclose the rear balcony in a glass structure. The size of the structure is in proportion to the dwelling and although it will introduce a new feature to the terrace it is not considered unattractive. Concern has been raised by neighbours that this will disrupt the uniformed appearance of the building. However, as the application is for the middle terrace in a row of three the building will still retain much of its symmetry. On the ground floor the garage doors will be exchanged for a door and windows. As this will continue to be recessed it should not be particularly noticeable from the rear car parking area. All the work will be carried out at the rear of the property and so will not be seen from the public realm (Long Lane) and should have no significant impact on the residential character of the locality.

Each of the terrace properties has a rear balcony with high walls separating them from their neighbours. The proposal will keep the side walls (maintaining privacy), while using glass to enclose the rear and roof. This will make the balcony more usable without materially increasing the impact on the amenity of the neighbouring residents, by way of a loss of light, outlook, overbearing impact or overlooking. Likewise converting the rear double garage into living accommodation should not affect the amenity of neighbouring residents, particularly as it is positioned adjacent to other garages rather than living accommodation. Along the back of the site are tall trees screening the development from the property at the rear and so maintaining their privacy.

It is noted that the garage conversion will result in the loss of two car parking spaces. However, PD has not been removed for garage conversions or additional windows/ doors in the rear (north west) elevation. In addition a parking plan has been submitted, and approved by Council Engineers,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

showing how these spaces can be accommodated behind the garages without affecting other vehicles.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSION

Recommend Permit