HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75042

DESCRIPTION	First floor rear extension and alteration to fenestration
ADDRESS	278 Fair Oak Road Bishopstoke Eastleigh SO50 8JR

SITE VISIT DATE	18/9/2014
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a first floor rear extension and alteration to fenestration • The first floor rear extension would project 3.3 metres in depth, extend 5.8 metres in width and 3.4 metres height • The alterations include a new window to the ground floor flank elevation which will serve the WC and one window to the first floor flank elevation to serve a bathroom
TOPOGRAPHY	• There is a slight change in level around the site
TREES	• There are no trees on site
BOUNDARY TREATMENT	• The boundary treatment consists of brick wall which are staggered in height
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling • At the front elevation there is soft landscaping • At the rear there is access which serves the rear of these properties • At the rear there is a single storey extension
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar style of dwellings which have access and parking at the rear

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Porch on side of house	Z/11541/001/00	Granted 7/11/1975

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	No objection

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 policy 59.BE

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

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

NA

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

COMMENT ON REPRESENTATIONS RECEIVED

None received

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

Impact on the Character and Appearance of the Area

The application is proposing to reconfigure the first floor to provide a bedroom and bathroom by extending the roof at the rear on top of the existing single storey rear extension. Careful consideration must be given to roof alterations as their potential bulk and impact on the appearance and character of the building will interrupt a regular pattern in the streetscene.

There would be no impact to the streetscene as this element would not be visible from the front elevation. The first floor rear extension is considered to be a proportionate addition which would respect the scale and mass of the host dwelling.

The alteration to the fenestration would involve changing the door at the ground floor side elevation to a window and a new window to the first floor side elevation.

The first floor rear extension and alteration to fenestration would not cause undue harm to the character and appearance of the host dwelling or indeed the surrounding area in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 (the Submitted Local Plan) comprising:

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Supplementary Planning Guidance : Quality Places (2011).

Residential Amenity

It is considered that no more harm would arise to the neighbours eitherside in terms of overlooking in comparison to what is already experienced from the existing window at first floor. The proposed alterations to the fenestration are also not considered to result undue

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

harm to the occupiers eitherside.

The proposed first floor rear extension and alteration to fenestration would not cause undue harm to the amenity of neighbouring occupiers in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 (the Submitted Local Plan) comprising:
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Supplementary Planning Guidance : Quality Places (2011).

Nature Conservation

The proposal 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 as it falls outside the designated zone of impact

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 first floor rear extension would not cause undue harm to the character and appearance of the host dwelling, the surrounding area or indeed to the residential amenity of neighbouring occupiers in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 (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 Guidance : Quality Places (2011).