HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79117

DESCRIPTION	Two storey side extension
ADDRESS	14 Pound Road Bursledon Southampton SO31 8FE

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two storey side extension with a pitched roof measuring 3.9m(w) by 8m(d) by 8.2m(h). The proposal involves moving the door to the front elevation and adding two side facing windows to the property.
TOPOGRAPHY	Very gentle rise from roadside to house then onto rear garden.
TREES	None of high amenity value
BOUNDARY TREATMENT	Open frontage. High hedge along boundary with no.16. 1.8m high close boarded fence around remainder of garden.
SITE CHARACTERISTICS	Two storey semi detached house set in a reasonable sized plot. There is a detached garage at the side of the house which is being removed to make way for the extension.
CHARACTER OF LOCALITY	Mixed residential area

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/04/52518	Construction of two storey side extension and canopy porch *(at 12 Pound Rd, semi detached neighbour)*	Permit (December 2004)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening 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: 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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH29

Strength of character is listed as moderate and guidance states that new development should relate effectively with the building features and materials prominent in existing development.

SPECIAL POLICY AREA

None

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	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Character and appearance

The size and design of the two storey side extension is considered to be sympathetic to the existing house. The extension is set in from its boundary with the bungalow at no.16 leaving a hedge and plenty of space separating the two properties. The house is part of a semi-detached pair, with its neighbour already having a two storey side extension that is pushed along way back in the plot. Although the proposed extension is of a different style and position from its neighbour, it will nevertheless fit in with the Pound Road street scene which contains marked differences in the styles, sizes and positioning of dwellings.

Residential Amenity

The two storey extension is positioned at the side of the house where it will not harm the outlook or light received by the neighbouring dwellings. The proposal contains one upper floor side facing en-suite window, which looks over the frontage of the neighbouring bungalow and will not cause unacceptable overlooking. Likewise views from the new ground floor side toilet window will be obscured by the existing high hedge. As such the proposal is considered to have an unacceptable impact to neighbouring properties (by way of a loss of light, outlook, overbearing impact or overlooking).

Other Considerations

- The Council's adopted Residential Parking Standards SPD requires dwellings with four or more bedrooms to provide three on-site car parking spaces. The proposal meets this requirement as it is able to provide three spaces at the front of the house (as shown on the site).
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.
- The proposal is for a householder extension and 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 even though it falls inside the designated zone of impact.

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

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend Permit