REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74028

DESCRIPTION	Single storey rear extension, following demolition of existing conservatory & store
ADDRESS	28 St Johns Road Hedge End Southampton SO30 4AG

SITE VISIT DATE	18/03/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the development as described above. The proposed extension is to provide for a new utility room as well as separate kitchen and dining areas. The extension will replace an existing mono-pitch roof conservatory and adjoining brick-built store.
TOPOGRAPHY	The site slopes down from front to back with the gradient of this slope increasing towards the rearmost part of the plot.
TREES	There is a single tree situated in the north-western corner of the site. This tree is not covered by a Tree Preservation Order and will not be affected by the proposed development.
BOUNDARY TREATMENT	The north-eastern side boundary of the site with No. 26a St Johns Road is marked by timber fencing of a height of approximately 1.2m. The other side boundary of the property's rear garden (with No. 30) consists predominantly of dense 2m high hedging with there being a short section of timber fencing (1.8m high) immediately between the existing store and the neighbouring property's rear conservatory. The rear boundary is marked in part by 1.8m high timber fencing with the remainder consisting of a 1m high timber gate which provides vehicular access to the site from Granada Road.
SITE CHARACTERISTICS	The application property is a two-storey, semi-detached dwellinghouse which adjoins No. 30 St Johns Road. The property has previously had the addition of a large two-storey flat-roofed side extension to its north-eastern elevation, as well as a single storey mono-pitch conservatory and store building at the rear which are to be removed as part of the proposals. On-site parking is provided by way of a hardstanding to the rear with gated access from Granada Road. As a result of the creation of this parking area, the property has only a fairly modest area of rear amenity space.
CHARACTER OF LOCALITY	The site is situated within a mixed-use area consisting of a variety of residential properties, commercial premises, as well as a number of community uses including a police station, village hall, church, and community centre.

RELEVANT PLANNING HISTORY

REF. NO. «AltRef»

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	(07/03/2014): 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
Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policies DM1 and DM24
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area:

The site falls within the character area *HEWEB 28*. The Council's adopted appraisal document sets out the following guidance principles for new development in this area:

- Maintain the importance of the recreation ground and the associated semi-mature/mature broadleaved tree planting.
- Maintain the importance of the views to the Church of St. John the Evangelist.
- Mitigate the effects of the heavy vehicular traffic on St John's Road and Bursledon Road in new development using measures such as boundary planting, setbacks, transition spaces and orientation of internal spaces.

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for

NATIONAL PLANNING POLICY GUIDANCE

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hedge End Town Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements in respect of this planning application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Assessment of the proposals:

The development is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy for the following reasons:

- The extension is appropriately sited and is not excessive in terms of its size or scale. Whilst it will be of an enlarged footprint relative to the existing conservatory and store that are to be replaced owing to its greater width, it is not considered that it will as a result be in any way disproportionate to the host property or that it will result in the overdevelopment of the plot.
- The development is sympathetic to the main dwelling in terms of its design and indeed it is considered that it will represent a visual improvement to the property's rear elevation when compared to the existing store and conservatory which are both somewhat dated in appearance and of differing and non-complementary roof pitches and materials.
- Whilst the extension will be visible from Granada Road as a result of the difference in ground levels as well as the nature of the property's rear boundary treatment, owing to its appropriate design and scale it will not have any detrimental impact upon the streetscene or the wider area character.
- The development will not have an unacceptable or significantly increased impact upon the amenity of neighbouring properties relative to No. 28's existing rear additions. Whilst it is acknowledged that there are windows in the north-eastern side elevation of the extension which, as a result of the low level fencing currently in place, will allow for views into the rear garden of No. 26a St Johns Road and that this elevation will be marginally closer (approx. 200mm) to the shared boundary between the two properties, it is not considered that any level of overlooking will be materially greater than that which currently exists in respect of the property's rear conservatory. In addition, although the extension will be of a greater height than the existing lean-to store owing to the differing pitch of its roof, it will not be in anyway overbearing or result in an unacceptable loss of light or outlook for the occupiers of the adjoining neighbouring dwelling, No. 30 St Johns Road. The agent has also confirmed in writing that the extension will not encroach onto to this neighbour's land or adjoin their private property.
- Whilst the proposed extension will be of a slightly larger footprint than the existing conservatory and store and as such will encroach further onto the rear hardstanding area, it will not as a result materially reduce the level of on-site car parking available to serve the dwelling.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. 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

REF. NO. «AltRef»

CONCLUSION

The application is recommended for approval.