HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75651

DESCRIPTION	Addition of front & rear dormers to provide additional accommodation
ADDRESS	1 Crabwood Drive West End Southampton SO30 3DX

SITE VISIT DATE	13/01/15
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Addition of front & rear dormers to provide additional accommodation. Front dormer window measuring 1.955m in width, 1.26m high and projecting 1.525m at its longest point, rear dormer window measuring 1.955m in width, 1.26m high and projecting 1.525m at its longest point.
TOPOGRAPHY	Level site, Crabwood Drive rises up in ground level to the south west.
TREES	No trees affected
BOUNDARY TREATMENT	Rear boundary – 2.0m high close board fence. Properties to rear are in an elevated position. Side boundaries – 2.0m high close board fence & wall of garage at no. 2 Crabwood Drive. Front Boundary – 1.0m high wall with brick piers & wrought iron fencing, timber 5 bar entrance gate.
SITE CHARACTERISTICS	Detached L-shaped 1950's bungalow in a good sized plot with small rear conservatory and garage conversion.
CHARACTER OF LOCALITY	Residential road of bungalows a number of which have had minor extensions and dormer windows added but much of the original character of the close has been maintained.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR 3673 WIR 3673B	Layout and erection of bungalows at Hilldene Estate Revised layout of roads and access at Hilldene Estate	Permit 04/07/55 Permit 05/02/57
Z/37778/000/00	Single storey rear extension	Permit 28/06/2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
2 Telegraph Road	Impact on residential amenity and loss of privacy. The proposed rear dormer window, due to the topography of the land, will give clear views into the living room at 2 Telegraph Road.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	Support, raised 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 policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising: DM1

- 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

Hedge End, West End and Botley Character Area 10

SPECIAL POLICY AREA

n/a

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				

COMMENT ON REPRESENTATIONS RECEIVED

See below					

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 size and design of the dormers are considered to be sympathetic to the existing property and the character of the locality. Dormers are a common feature within the street scene and locality. The dormers sit comfortably within the roof slope and for reasons of size, design and siting would not result in a visually intrusive feature within the street scene.

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 comments from 2 Telegraph Road reference the rear dormer window are noted, but as explained below the window is permitted development. Regarding the front dormer window there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

As the original planning permission for the bungalow does not remove permitted development rights, the proposed rear dormer window will be permitted development under The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, Class B provided that it will not exceed the height of the highest part of the existing roof, it will not extend beyond the plane of a roof slope which forms the principal elevation of the dwelling house and fronts a highway and the resulting roof space would not exceed the cubic content of the original roof space by more than 50 cubic metres. The development is subject to the condition that the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling house.

Nature conservation

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 the impact is not significant.

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

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

Recommend permission