HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69311

DESCRIPTION	Two storey rear extension
ADDRESS	32 Witt Road Fair Oak Eastleigh SO50 7FR

SITE VISIT DATE	Application site inspected on the 2nd November 2011
ARE PLANS ACCURATE?	The submitted drawings allow a comprehensive assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	In accordance with the Local Planning Authority's publicity of planning proposals all relevant neighbours have been consulted.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Proposed construction of a rear two storey addition, projecting 4.5 metres to the rear, across the full width of the dwelling to a maximum ridge height of 8 metres.
TOPOGRAPHY	Application site predominately flat and level.
TREES	There are no trees in the vicinity of the proposed development.
BOUNDARY TREATMENT	The common boundary with number 30 Witt Road consists of a 1.8 metre high close boarded fence along its length with the side wall of the existing garage at number 30 Witt Road breaking this run of fence line. The common boundary with number 34 Witt Road consists of a 1.8 metre high close boarded fence with part of its length, approximately 3 metres from the rear elevation leading to a 1 metre close boarded fence along its remaining length.
SITE CHARACTERISTICS	1930's red brick with black slate roof semi-detached dwelling. Currently major internal works in progress.
CHARACTER OF LOCALITY	Area of Inter-War/immediate Post-War housing area in north Fair Oak between Winchester Road and Sandy Lane. There is a gentle slope down to the east along Witt Road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None	There is no planning history applicable to this application site.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Occupier 34 Witt Road	Strongly object to the proposal on the following grounds: • Proposed extension less than 2 feet from the boundary line to the kitchen window and about 4 feet from top bedroom window. Being visually intrusive and overbearing. • Rear of both properties face east. Result in loss of morning

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	sunlight and darkening the bedroom and kitchen especially in winter months. The height of the brick work will overshadow the property. • Potential issue of subsidence due to proximity of the foundations. No objection to an L shaped structure thereby providing a third bedroom.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection.

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) Saved Policy 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BIFOHH 20.

SPECIAL POLICY AREA

Application site not located within a Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1	-	Delivering Sustainable Development

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Other – No consultations undertaken…				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	

Other – The grounds of objection raised by the neighbour number 34 Witt Road will be addressed in the "Assessment of Proposal" section of this report.

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 looks to ensure that new development does not unduly impact on neighbouring uses through overlooking, loss of light, and loss of outlook, noise and fumes.

In addition Character Area BIFOHH 20 of the Character Area Appraisals for Bishopstoke, Fair Oak and Horton Heath Supplementary Planning Document with particular reference to this proposal, requires new development to maintain the predominate plot widths and continuity in building line.

The size, design and detailing of the proposed rear two storey addition is considered to be sympathetic to the existing property. Due to its location at the rear of the dwelling means there will be no material harm to the character and appearance of the locality.

Whilst adopting the "45 degree approach" as advocated by Supplementary Planning Guidance "Residential Amenity in the Borough of Eastleigh. It should be noted the adjacent ground floor window at number 32 Witt Road serves a kitchen that is not defined as a habitable room. Furthermore the duplicate two storey rear extensions at numbers 36 and 38 Witt Road need to be taken account of in the decision making process. On a balance these matters are considered to outweigh the guidance contained in the "Residential Amenity Guidance", it being considered that there is no material impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. To ensure there is no future issues of overlooking a condition is recommended to confirm no side facing windows at first floor on the proposed addition.

The property remains a three bed dwelling, accordingly the current parking arrangements meets the required car parking.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

For the reasons outlined in this report the recommendation is to permit.