HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68350

DESCRIPTION	Proposed front, side & rear extensions & alterations including raising the roof to provide first floor accommodation, following demolition of single storey extension
ADDRESS	21 Upper Northam Road Hedge End Southampton SO30 4EA

SITE VISIT DATE	08/02/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposals include a front extension to the footprint of the property at ground floor level of approximately 4.4m and 9.1m wide (allowing a side garage and carport, new porch and study) and raising of the roof by approximately 1.8m to allow the provision of first floor accommodation, a single storey rear extension incorporating the existing utility room 2.2 by 4m. The proposals also include the provision of dormer windows to the front (2.7 by 2.35 height by 2.9) rear (1.8 by 2.1 height by 2.4 x 3no dormers) and side (2.5 by 2.5 height by 2.8).
TOPOGRAPHY	Relatively flat site
TREES	No trees to be affected.
BOUNDARY TREATMENT	Close boarded fencing, there is a large shed situated adjacent to side and rear boundary.
SITE CHARACTERISTICS	Detached bungalow with large frontage parking area and large rear garden.
CHARACTER OF LOCALITY	Residential, characterised by a mixed type of dwellings, detached, semi detached and rows of terraces and blocks.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/66821	Single storey front & rear extensions, front bay window, raising of roof with side facing dormer windows to create first floor accommodation & removal of chimneys	WDN 06/05/2010
F/04/51449	Conversion of bungalow to chalet bungalow with front and rear extensions increase in ridge height and insertion of two dormer windows to west elevation	REF 04/08/2004
Z/37949/002/00	CONVERSION OF BUNGALOW TO TWO STOREY DWELLING WITH FRONT AND REAR EXTENSIONS (AMENDED DESIGN)	REF 28/07/2003
Z/37949/001/00	CONVERSION OF BUNGALOW INTO TWO STOREY	REF 14/04/2003

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	DWELLING WITH FRONT AND REAR EXTENSIONS AND ERECTION OF 1.5m HIGH FRONT BOUNDARY FENCE	
Z/37949/000/00	SINGLE STOREY FRONT EXTENSION TO PROVIDE SINGLE GARAGE AND ENLARGED PORCH	PER 30/08/2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hegde End Town Council	Objection. Out of keeping and roof height.

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) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 25:

- Retain the grass verges/islands and associated semi-mature broadleaved tree planting
- Mitigate the effects of the heavy vehicular traffic on Upper Northam Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces
- Maintain the predominant plot widths and continuity in building line

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG 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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 development is not considered to be sympathetic to the existing property and the character of the locality. Although the principle of providing a first floor element is acceptable along with the increase to the footprint of the development, there is a concern with the proposed height of development that would unnecessarily introduce bulk to the appearance of the property. The property is positioned adjacent to a pair of modest bungalows before stepping up to two storey housing on one side and then a more recently altered bungalow to the other. Although the proposals do maintain the form of the existing bungalow, in retaining the hipped design, the height increase would take the property higher than its neighbours and due to the width of the proposals, the resulting height increase would be read more prominently within the streetscene. On this basis the proposals are considered to detract from the character and appearance of the streetscene and area.

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

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the spacing between properties and the hipped design of the proposed development. The first floor side facing dormer window due to its positioning is not considered to result in an unacceptable degree of overlooking to the neighbouring property at number 23 Upper Northam Road.

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

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSION

The recommendation is to refuse the application for the reasons set out above.