HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76945

DESCRIPTION	Single storey rear extension with adjoining steps to rear garden following removal of existing conservatory
ADDRESS	4 Coniston Gardens Hedge End Southampton SO30 0LP

SITE VISIT DATE	21/08/2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension to replace an existing flat roofed conservatory to the rear of the property. The part of the enlargement to create a new dining room will extend out 3.5 metres from the original rear elevation, the extension then steps back to 2.2 metres which is the area intended to extend upon the existing lounge. New steps will be formed stepping down into the garden from the lounge. The roof line will match that on the original dwelling, at a height of 5.8 metres.
TOPOGRAPHY	Slight slope to garden downwards towards rear boundary line.
TREES	None affected by the proposals.
BOUNDARY TREATMENT	1.8 metre high fencing along rear boundaries.
SITE CHARACTERISTICS	Detached 1960's bungalow with driveway to the side, garden to the front and reasonable sized enclosed garden to the rear. Garage attached to side/rear of property, since converted to a kitchen/breakfast room.
CHARACTER OF LOCALITY	The area is residential in nature and made up of mainly single and two storey detached dwellings, with some semi-detached and terraced.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/33100/000/00	Construction of single storey front extension.	Permit – 08/11/1993
Z/33100/001/00	Addition of dormers.	Refuse – 23/01/1997
Z/33100/002/00	Construction of single storey side extension.	Permit – 19/05/1998
Z/33100/003/00	Construction of single storey rear extension and conversion of garage to kitchen.	Permit – 16/06/1999
Z/33100/004/00	Construction of side dormer in S.E. elevation.	Permit – 02/07/2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 Policy 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 Guidance : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 30

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON REPRESENTATIONS RECEIVED

	None.				

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.

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 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.

Layout/Design:

The proposed single storey extension to create a dining room and extend upon the existing lounge area to the rear is considered to be an acceptable addition to the property in terms of its layout and design. It will be in keeping with the existing appearance and character of the dwelling and is not excessive in its scale or size. The property will also retain an adequate area of rear amenity space following the construction of the extension, such that the proposal will not result in the overdevelopment of the plot.

The brick and roof tiles are also to match those on the existing dwelling and would not detract from the character of the bungalow or its setting.

Residential Amenity:

Due to the nature and siting of the development which is to the rear elevation, located within a well screened garden, and set in from its boundaries, the proposed extension will not have a significant impact upon the amenity of the occupiers of neighbouring properties by way of overlooking,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

overbearing impact or through any loss of light or outlook.

In addition the steps proposed are also considered to be acceptable, are a means of access to the garden are set in from the boundary and are partly shielded by the adjacent fence which abuts the rear garden of 8 Coniston Gardens (a distance of 12 metres from this boundary).

Street Scene:

As the extension is to the rear there will be no impact upon the street scene and there is not considered to be a detrimental impact upon the overall character of the surrounding area

Nature conservation
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 it falls outside the designated zone of impact.

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

The proposed single storey rear extension with adjoining steps following removal of the existing conservatory is considered to be an appropriate addition to this property, and would not have a detrimental impact on the amenity of neighbouring properties; and would be in keeping with the character of this residential area.

Recommend permission.