HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72117

DESCRIPTION	Single storey side & rear extension, new front boundary wall with gates & new retaining walls to parking courtyard, following removal of existing conservatory, hedge & existing retaining walls
ADDRESS	1 White Court West End Road West End Southampton SO30 3BH

SITE VISIT DATE	26/03/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The single storey extension would wrap around the rear corner of the existing property following the removal of the existing conservatory. The retaining walls would replace the existing retaining walls to the same height and design. The proposed front boundary wall with pedestrian and vehicular gates would replace an existing stretch of hedging. The proposed wall varies in height along the frontage with the highest point of the wall being approximately 1.75m and the pillars 2m.
TOPOGRAPHY	The land level drops into the site and quite significantly towards the north east corner of the site.
TREES	There are mature trees on the application site and the Boroughs Tree Officer has raised no objection to the proposals.
BOUNDARY TREATMENT	A mix of close boarded fencing, hedging, trees and low retaining brick walls.
SITE CHARACTERISTICS	Detached two storey property set in a large plot with a triple garage served by a large drive/parking area to the side of the site. There are mature trees to the side of the site surrounding a small area that houses a greenhouse and shed. The site is enclosed by hedging to the front of the site.
CHARACTER OF LOCALITY	Residential, the area is characterised by a mix of detached properties on one side of the road and rows of small terraces to the opposite side.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	At the meeting of the West End Parish Council Planning and Highways Committee, held on Tuesday 19th March 2013, Councillors decided they had no objections to these plans. Corncern was expressed regarding the loss of the hedging.
Engineering and Transportation	Elements of the proposal which have a potential affect on the highway are: - Vehicle Access Gates: Gates are proposed for the vehicle access, however these open inwards to site, and additionally are approx 5.0m past the footway into the site. As such now blocking of the footway will occur. - Visibility: The proposals are to replace the existing hedge with a wall / fence. This is located in the same position as existing hedge, and as such visibility will not be affected. If anything, there should be an improvement as there will be no growth issues over time. DC Engineer Comments**:** Along this section of West End Road it appears that the boundary hedge has become so overgrown and built out over many years covering over verges at the back of footway which exist elsewhere behind the footway along West End Road and are part of character of the road. The plan submitted makes it appear that the wall would encroach on the highways verge that is presumed once would have existed along the road behind the footway . Accordingly I think the wall on south west side needs to be set back at least 0.5m from the back of footway in order to restore a verge between the back of footway and the proposed wall. This would make it more in keeping with the other parts of road as well as help improve vision from the access of pedestrians and vehicles coming down the hill. Please take up with applicants. <u>Amended plan received 20/03/13</u> That is fine for the set back wall thanks. The only issue is with the type of path and access surface materials over the land outside the wall boundary line. If they are to be outside of the wall line effectively becoming part of maintained highway, there should be concrete edging on the wall boundary line and the sections of pedestrian path and vehicle access outside form part of an extension of the footway in bitmac –not in the materials to be used within property which appear to be slabs on the path. This then gives a clear distinction between what is private and what is maintained by highway authority outside the wall. Hope this

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	is clear.
Countryside and Recreation and Trees	Following a site inspection I can confirm that I do not object to the above proposal. I am confident that the single storey side and rear extension will have no impact on the adjacent silver birch tree. I have already discussed with the owners that permission would be granted for the removal of the TPO'ed conifers to the right of the property. I have no objection to the replacement of the boundary walls and retaining walls.

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) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – 14 – moderate strength:

- Maintain predominant ridgelines in existing development
- Retain the tree planting on West End Road
- Maintain the predominant brick wall/hedge plot boundaries

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 received	X	See below		

COMMENT ON CONSULTATION RESPONSES

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."

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 guidance is largely reiterated in Policy DM1 of the Pre submission Eastleigh Borough Local Plan 2011-2029 DM1.

The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality due to its proportions, positioning and appearance. 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 its size, siting and design.

The proposed retaining wall would replace the existing therefore no additional impact is considered visually or to neighbouring properties by this aspect of the proposals.

The proposed new boundary wall with pedestrian and vehicular access gates is considered to be at odds with the existing character of the area. The existing boundary treatment within the area is very green in its appearance dominated by hedging or trees with only a few examples of fencing and only one example of a very low brick wall within the immediate vicinity. Due to the extent of the development (approximately 20m in length) against this area character, the wall would result in a very dominant feature within the streetscene that would be detrimental to the visual amenities of the area.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Trees – the Borough's Tree Officer has raised no objection with regards to the impact to protected trees.

Highway matters – the Borough Engineers are satisfied with the amendments made to the position of the proposed new wall and highway verge.

The development conflicts with the requirements of Policy 59.BE and DM1 in that the proposed new wall detracts from the character of the area.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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

Recommend refusal.