REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72773

DESCRIPTION	Two storey rear extension including side facing roof lights & rear juliet balcony
ADDRESS	21 Lower St. Helens Road Hedge End Southampton SO30 0LY

SITE VISIT DATE	09/08/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Proposal will provide a living room and enlarged kitchen at ground floor level and additional bedroom, bathroom, study and wardrobe at first floor level.
TOPOGRAPHY	Predominantly level site.
TREES	None to be affected.
BOUNDARY TREATMENT	1.8m fencing.
SITE CHARACTERISTICS	Detached bungalow with existing detached outbuildings in rear garden. Parking on driveway to front and side of property.
CHARACTER OF LOCALITY	Residential area comprising bungalows, some of which have been extended and converted to chalet style.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No recent history		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
One letter of objection received, objecting on the following grounds: • Extension is too big and out of keeping with the character of other bungalows in the area • Extension will result in a loss of privacy to the bungalows each side of No21	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No comments provided – council in recess

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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 and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Character & appearance: The extension is simple in design, is not excessive in scale and does not appear as out of keeping with the character or scale of the dwelling. It only extends the property to the rear, resulting in minimal visual impact on the street scene. This type of extension is very typical within the locality and is not considered to be harmful to the character of the area.

Residential amenity: Due to the scale and design of the extension and the position of adjacent properties, there will be no adverse impact in terms of loss of light. There are no first floor side facing windows on the south west elevation and those on the north east elevation, due to their siting will not result in any unacceptable overlooking. They will only have very oblique views into the garden of the adjacent property and are high level windows, making it easier more difficult to gain views of the adjacent garden. The insertion of additional windows at first floor level is restricted by permitted development regulations. Due to the siting of the rear facing window with Juliet balcony, there will not be any loss of privacy to habitable rooms or private garden areas close to the adjacent properties.

Highway impact: The proposal will increase the number of bedrooms from 2 to 3/4 (including study). There is easily enough space within the curtilage to accommodate the required number of parking spaces for the resulting 3 or 4 bedroom dwelling. The SPD: Residential Parking Standards provides the adopted standards that the LPA use to assess highway impact.

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.

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CONCLUSION

Recommendation is to permit for the reasons stated above.