HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75106

DESCRIPTION	Construction of single storey rear extension with parapet roof continued over existing flat roof element, insertion of glazed lantern rooflight & alterations to rear fenestration
ADDRESS	5 Old Bridge Close Bursledon Southampton SO31 8AX

SITE VISIT DATE	19/09/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension to the rear which will be lengthening the existing single storey dining room extension by a further 2.8 metres. The depth of the addition measures 4.4 metres in line with existing, and the height measures 3.3 metres to the new parapet roof, and 3.5 metres to the top of the roof lantern. The new parapet roof will be extending across both the existing extension and the new addition. There will also be new sliding doors in place of a window along the rear elevation.
TOPOGRAPHY	Slight slope upwards from NE to SW.
TREES	None affected by the proposals.
BOUNDARY TREATMENT	1.8m fencing along side boundaries between no.s 3 and 7 Old Bridge Close, with the rear boundary screened with dense planting.
SITE CHARACTERISTICS	Two storey linked detached property within good sized plot, previously extended with a two storey extension, incorporating double integral garages to the front. There is ample off road parking, and the rear garden space is also of a good size.
CHARACTER OF LOCALITY	Residential area within the urban edge. Properties within the cul-de-sac are either linked detached or detached, and several have been extended, and alterations made over the years.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/15929/001	Addition of family room.	Permit – 12/07/1983
Z/15929/002	Two storey side extension.	Permit – 19/01/1990

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
7 Old Bridge Close	Concerns raised that the side elevation of the new extension would contain a large window which would be closer than the existing facing onto their home and garden.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection.
Esso – Fisher German	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 policies

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 53.

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

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON REPRESENTATIONS RECEIVED

No. 7 Old Bridge Close – The side window of concern would be 5.2m at this point from the boundary fence line with the neighbouring property, with 1.8m fence screening in place.					

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 dwelling is a linked detached two storey house which forms part of a residential area on the eastern edge of Bursledon.

It is proposed to extend upon an existing single storey extension a further 2.8 metres in width to create a larger dining / family area.

The extension is located to the rear and the size, scale and design of the proposed extension is considered to be sympathetic to the existing property and the character of the locality, and would be an appropriate addition within this established residential area, without any adverse impact on the street scene.

Due to the size and the position of the extension, and the boundary treatment in place, it is not considered that the single storey rear extension would have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

The neighbouring property, No.7 Old Bridge Close has concerns that the size of the window to be inserted into the side elevation of the new extension would impact on their home and garden.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

However as this window would be 5.2m from the boundary fence line, and with the orientation of the houses as is, it is felt that although there may be some impact, the proposals are still acceptable.

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

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/inside 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 parapet roof, and alterations to fenestration is considered to be appropriate in size, scale and design and would not have a significant detrimental impact on the amenity of neighbouring properties. It would also be in keeping with the existing property and the character of the area.

Recommend permission.