HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79365

DESCRIPTION	Two storey side & rear extension
ADDRESS	37 Swaythling Road West End Southampton SO30 3AG

SITE VISIT	Yes
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes. Amended plans have been received losing the overhang on the rear element of the two storey side extension, so that the extension should not encroach on the neighbours property (at Evergreen).

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks to erect a two story extension along the northern side and rear of the property. The two storey side extension measures 3m(w) by 10.3m(d) by 8.2m(h) with a front bay window and long cat slide roof down to single storey level and includes a flat roof, rear, dormer window. The two storey rear extension has a fully pitched roof and measures 6.6m(w) by 3.3m(d) by 8.3m(h). The rear section is nestled between the proposed side extension and boundary with no.35 and comes out as far as the existing single storey extension.
TOPOGRAPHY	There is a gradual drop in ground levels from the front of the property to the rear.
TREES	The site does not contain any trees offered protection by a tree preservation order.
BOUNDARY TREATMENT	There is a timber boundary treatment of approximately 2m in height running around the rear boundary of the property.
SITE CHARACTERISTICS	The application site currently contains a two storey, brick built, semi-detached dwelling. The property is located on the western side of Swaythling Road and is set back more than 20 meters from that highway. The application site has a garage along its northern boundary, which will be replaced by the proposal.
CHARACTER OF LOCALITY	The area is residential in character formed of a mixture of property styles and types. A number of the properties in the vicinity have benefitted from extensions and alterations.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/16/78808	Two storey side & rear extension	Refused

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	Support

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: 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 Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

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		See below	X	

COMMENT ON CONSULTATION RESPONSES

Noted

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.

ASSESSMENT

The proposal is a resubmission of a previous refused scheme for a two storey side and rear extension. The extension was refused due to its large massing and the impact this would on the appearance of the dwelling and wider locality and on the amenity of the residents at Evergreen.

Character and Appearance

The proposal has now been amended so that the width of the two storey side extension is reduced to 3m (almost 1m less than the previous scheme). The set back at the front has been retained and a single bay window introduced, which reflects some of the character of the host dwelling. The design and smaller proportions of the two storey side extension make it subservient to the existing two storey house and in keeping with the mixed residential character of the locality.

Residential Amenity

The biggest change to the proposal is the shortening of the two storey section by introducing a long catslide roof to the rear. This has significantly reduced the bulk of the two story side extension with the end section now at single storey level. The change in the roofline along with the narrowing of the extension means that proposal will have much less of an impact on the immediately adjoining neighbour at Evergreen. While it is noted that the proportions of the main two storey rear

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

extension have not changed, this element is further away from the boundary with Evergreen and so is not as prominent. Overall, it is considered that the amended proposal would not have an unacceptable impact on the neighbouring dwellings (by way of a loss of light, outlook or overlooking).

Amount of Development

While the proposed two storey side and rear extension still represents a large addition to the house, its bulk has been significantly reduced from the original submission. The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Highway Matters

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). There is room available on the site frontage to accommodate 3 vehicles which is the number required under the SPD requirements for a 4+ bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements.

Trees and Landscaping

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

Nature conservation

The proposed householder extension 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

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 Permit

REF. NO. «AltRef»