HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72489

DESCRIPTION	Single storey side extension following demolition of conservatory
ADDRESS	13 Mapleton Road Hedge End Southampton SO30 0GN

SITE VISIT DATE	31 May 2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a single storey side extension to provide additional ground floor living space. The extension measures 2.95m in width, 5.35m in length and 4.2m in height, and will be positioned 0.8m from the boundary with the neighbouring dwelling, No. 15 Mapleton Road.
TOPOGRAPHY	The site slopes relatively uniformly down from north-west to south-east in line with the general gradient of Mapleton Road.
TREES	There are no trees in the vicinity of the proposed development.
BOUNDARY TREATMENT	The north-western side boundary is, in the vicinity of the proposed extension, marked by 1.8m high close-boarded timber fencing positioned above a 0.3m high wall. The rear garden of the property is also surrounded by 1.8m high timber fencing.
SITE CHARACTERISTICS	The application dwelling is a detached, one and a half storey bungalow set on a medium sized plot. The property has an existing side conservatory that is to be removed in order to facilitate the construction of the proposed extension, as well as a detached single garage to its northern side. There is vehicular parking on the property frontage, with private amenity space to the rear.
CHARACTER OF LOCALITY	The site is situated within an established residential area with this part of Mapleton Road consisting of bungalows of varying designs and house types. A number of properties in the street have had the addition of single storey side extensions, including the immediate neighbouring property to the north-west, No. 15 Mapleton Road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR11313	The erection of dwellings	PERMIT – 24 June 1964
Z/18690/000	Loft conversion and dormer window	PERMIT – 20 July 1978

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/37145/000	Two storey side extension	REFUSED – 03 October 1990

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	(16/05/2013): 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
Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policy DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area:

The property falls within the character area HEWEB 30. The Council's adopted character area appraisal document sets out the following guidance principles for development in this area:

- Retain the grass verges.
- Maintain the predominant plot widths and continuity in building line.
- Maintain uniformity in building heights with each street.

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* (paragraphs 56; 61; and 64) which states that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be

POLICY COMMENTARY

assessed with particular regard to residential amenity, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hedge End Town Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application

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."

<u>Eastleigh Borough Local Plan Review 2001-2011:</u>

Saved Policy 59.BE 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 OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to 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.

Design, Layout and Impact on the Streetscene and Character of the Area:

In terms of design and layout, the proposed extension is considered to be acceptable. It is in-keeping with and sympathetic to the main dwellinghouse and has been appropriately sited such that it appears as a subservient addition. Whilst the extension has a larger footprint than the conservatory that it will replace, it is still considered to represent a relative modest addition to the property in respect of its size and scale; as such the proposals are deemed to be both proportionate to and in balance with the main property.

The extension will be only partially visible from the highway to the front as a result of it being set well back from the front elevation of the dwelling and substantially screened by the property's existing detached garage. Taking this as well as the appropriate design and scale of the extension into account, it is not considered that the development will have any significant or detrimental impact on the Mapleton Road street scene and it is deemed to be in-keeping with the character of the area and other similar extensions to neighbouring properties.

Impact on Residential Amenity:

With regards to the impact of the proposals on the amenity of neighbouring properties, due to the siting of the development, the main consideration concerns the relationship with the dwelling to the immediate north-west, No. 15 Mapleton Road. As there are no windows proposed in the facing elevation of the extension there is no potential for overlooking. The extension is also of a single storey only and is set in by 0.8m from the shared boundary, as such it is not considered to be in any way overbearing. Whilst the neighbouring dwelling does have facing windows in its south-east side elevation which are in the vicinity of the proposed extension, due to the appropriate size and scale of the development, as well as the difference in levels with the application property being positioned approximately 0.3m lower, it is not considered that there will be any unacceptable loss of light or outlook as a result of the proposals.

Overall, for the reasons given above, the development is considered to comply with the aforementioned development plan policies and associated supplementary planning documents and guidance.

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

The application is recommended for approval.