HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75256

DESCRIPTION	Two storey side extension
ADDRESS	13 Cranbourne Park Hedge End Southampton SO30 0NX

SITE VISIT DATE	25/9/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for the erection of a two storey side extension. The eaves and ridge height of the extension will tie into that of the main house. The roof will be hipped to the front and rear with a gable wall on the side elevation. No additional bedrooms are proposed. The extension will be located immediately adjacent to a footpath which serves the wider estate.
TOPOGRAPHY	The land levels with the estate vary and as such the rear garden of the properties within the terrace in question drop in level from the rear elevation to the rear boundary by approximately 1.5m in total. The submitted plans show the ground level at the front elevation of the house 70cm higher than the ground level at the point of the rear elevation of the house.
TREES	There are no trees on the site. There are trees on the northern side of the estate footpath the canopy of which hangs over the footpath.
BOUNDARY TREATMENT	The side boundary to the site comprises a brick wall of approximately 2m in height, staggered to reflect the level changes on the land. Midway along the side elevation of no. 13 the side boundary wall terminates by turning into the side elevation of no. 13 and the remainder of the boundary is open with a small portion of land laid as hard standing (gravel)
SITE CHARACTERISTICS	The property is the end property in a two storey terrace. The terrace sits in a fairly large estate of similar properties. The front elevation of the property faces onto a wide landscaped strip of land which provides a good degree of spacing between the terrace associated with the application site and the terrace opposite. To the side, north, is a footpath which serves the wider estate beyond which are two storey detached properties facing Stockholm Drive. To the south is a small garage block and parking which serves the application site and some neighbouring properties. To the south is no. 12 Cranbourne Gardens.
CHARACTER OF LOCALITY	The estate is design in a unique way where garages and

THE SITE AND ITS SURROUNDINGS

	parking areas are commonly located close to the rear boundaries of the properties. Many of the terraces, including the terrace within which the application site sits, have their front elevation facing onto a landscaped strip and their rear elevation facing onto the estate road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
1 Cranbourne Park		
Z/25423/001/00	Single storey side extension	Permitted 28/09/1989
30 Cranbourne Park		
Z/38564/001/00	Two storey side extension	Permitted 25/06/2002
77 Cranbourne Park		
Z/30405/000/00	Two storey side extension	Permitted 11/10/1988

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	No Objection
ENG	No objection subject to conditions
CRT	No objection
SW	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

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' Policy DM1

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 73: 1970s terraced development on a loop/multi-headed cul-de-sacs on the southern edge of Hedge End.

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		See below		

The highways officer has raised some concerns in respect of the foundations of the proposed extension and their proximity and therefore impact upon a public sewer running underneath the footpath adjacent to the application site and the proposed extension. Southern Water have been consulted and have no objection provided conditions are attached in respect of the foundation. In light of this highways have no further objection to the application.

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Saved policy 59.BE of the Local Plan and policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 (July 2014) 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 size and design of the extension ties in very well with the host building and is therefore acceptable in this respect. The extension is located on the northern elevation of the property and would have no side windows. The extension is therefore sufficiently removed from all nearby residential properties to ensure that there would be no harm upon neighbouring residential amenity in terms of loss of light, outlook, overbearing impact or overlooking.

The main query arising from this development is the proximity of the extension to the footpath and whether this would have an overbearing and harmful impact upon the character of the area. The extension is located on the northern elevation and therefore the existing terrace will block most of the views of the extension itself from the estate. Dense screening along the rear boundaries of properties fronting Stockholm Drive are sufficient to block wider views of the extension from the north. As such views of the extension will be available when standing more directly in front or behind the application site or from the footpath to the side. There is a good amount of space to both the front of the site and the rear to accommodate the proposed extension. The footpath would be 3m wide and although the extension as proposed would sit tight against the footpath, this represents only a small section of the footpath which widens out fairly immediately to the east and the west of the application site and this would balance out the 'pinch point' where the extension is proposed. Noting the above and that the footpath would remain 3m wide adjacent to the application site and that the visibility of the extension as viewed from the wider estate is restricted it is considered the proposed extension will not harmfully impact the character and appearance of the area.

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 Issues

The proposed extension will not increase the number of bedrooms and therefore there is no additional parking required. The extension is located adjacent to a footpath under which is southern water pipework. No objections are raised by southern water subject to conditions.

There is no objection from highway officers in respect of this application.

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 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 recommendation is to permit.