HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73125

DESCRIPTION	Single storey side extension
ADDRESS	Dorset House Lowford Hill Bursledon Southampton SO31 8ER

SITE VISIT DATE	27/09/2013
ARE PLANS ACCURATE?	The submitted 'Site Block Plan' is of a scale 1:200 and not 1:500 as denoted; the drawing is, however, proportionately accurate and sufficient information has been provided in order to allow for a comprehensive assessment of the proposals.
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 form a workshop, WC, and dining/family room. The extension measures approximately 2.75m in width, 7.95m in depth and 4.2m in height.
TOPOGRAPHY	The site slopes up from the highway before levelling out in the vicinity of the property. It then falls away down to the rear boundary of the plot. There is also a slight and gentle slope upwards from east to west.
TREES	Whilst the hedging on the eastern side boundary may need some minor pruning in order to allow for the construction of the extension, there will be no trees affected by the proposals.
BOUNDARY TREATMENT	To the front, the property has relatively dense hedging along the northern and western side boundaries with there being a low level wall surmounted by close-boarded timber fencing to a height of 1-1.4m positioned along the eastern boundary. In the immediate vicinity of the property and the proposed extension, the eastern side boundary consists of a mixture of 1.8m high fencing and hedging of approximately 2-2.5m in height. The rear garden of the site is surrounded by a mixture of fencing, hedging and planting.
SITE CHARACTERISTICS	The application dwelling is an attractive, detached, four-bedroom character property with private amenity space to the rear and on-site car parking to the front and down its eastern side.
CHARACTER OF LOCALITY	The site falls within an established residential area with this part of Lowford Hill consisting of a mixture of detached and semi-detached properties of varying designs and periods. A number of the dwellings in the vicinity of the site have had the addition of side extensions of differing scales, sizes and designs. Car parking in this area is generally on-plot.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR 13115	Conversion of existing detached dwelling house into two self-contained flats.	PERMIT – 31 Aug 1966

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	(13/09/2013): *Do not object subject to the use of the workshop in a residential area with normal constraints to apply also not to be used for habitation of commercial use. Members requested to be advised of the use for the workshop.*

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, Policies DM1, DM24
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area:

The site falls within the character area BHH 28. The adopted appraisal document for this area sets out the following guidance principles for new development:

- Retain the grass verges
- Mitigate the effects of the heavy vehicular traffic on Portsmouth Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates 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 assessed with particular regard to the principle of the proposed development, permitted development legislation, residential amenity, highway matters, and the impact of the proposals on the Lowford Hill street scene and the wider character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		

Other – With regards to the comments of Bursledon Parish Council; no indication is given as part of the submission that the workshop is proposed to be used for any commercial purposes or for habitation that is separate from the main dwelling. A condition will, however, be imposed upon the planning consent to ensure that the development is used only for purposes that are ancillary and incidental to the existing dwelling.

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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved 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,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

MATERIAL CONSIDERATIONS

Principle:

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

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

In terms of appearance, the proposals are considered to be acceptable and are complementary to the existing property. Whilst it may have been a visual improvement for the roof pitch of the extension to have matched that of the main dwelling, this is considered to be a minor issue and it is apparent that the existing first floor side window is a clear constraint in this regard. In terms of layout, the extension is appropriately positioned and is not excessive in either size or scale, being in proportion and balance with the existing dwellinghouse.

Whilst the extension due to its positioning will be clearly visible from the highway to the front, due to the appropriate design of the proposals it is not considered that the extension will have any detrimental impact upon the Lowford Hill streetscene or upon the wider character of the area. The site will also retain a good sized garden and therefore the proposals will not result in the overdevelopment of the plot.

Permitted Development Legislation:

The proposed side extension which, at its highest point measures 4.2m, is only 200mm above the 4m height limit for side extensions as allowed by Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) order 2008. As the extension conforms with this legislation in other respects being of less than half the width of the original dwellinghouse and having an eaves height of less than 3m within 2m of the boundary of the site, it is not considered that the refusal of the application could reasonably be justified given the very marginal reduction in height that would be required in order for it to otherwise constitute Permitted Development.

Impact on Residential Amenity:

Due to the positioning of the extension, the main concern in this regard is in respect of the impact of the proposals upon the amenity of the occupiers of the immediate neighbouring dwelling to the east, Laurel Cottage. Whilst the extension will be situated within close proximity to the shared boundary with this property, it is not excessive in height in this position such that it would be overbearing. The existing boundary treatment is also to remain in place which will provide a fair degree of screening for the extension and reduce the visual impact of the unbroken brickwork on this side. As the extension contains no windows in its eastern side elevation, other than a high level roof light to serve the family/dining room, there is no potential for any undue overlooking. The neighbouring property is set in from the shared boundary and contains no windows in the part of its western side elevation directly facing towards to the proposed extension; accordingly the development will not result in any loss of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

light or outlook for its occupiers.

Parking:

The application dwelling currently has three on-plot car parking spaces available to the front and along its eastern side elevation. As a result of the construction of the proposed extension, the level of available car parking will be reduced such that only two cars will be able to be parked on the property frontage. The Council's adopted Residential Parking Standards SPD requires that four bedroom property's have a minimum of three on-plot spaces and therefore additional provision will need to be made to mitigate the aforementioned resulting loss of car parking. The property has adequate space available to the front to create an additional parking space and the requirement for which prior to the extension being brought in to use can be covered by condition.

Overall, 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 relevant policies are DM1 (general criteria for new development) and DM24 (parking) which essentially echo the requirements and policies of the current Plan and are not considered to affect the recommendation put forward.

CONCLUSION

The application is recommended for approval subject to conditions.