HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78039

DESCRIPTION	Single storey rear extension and one & half storey side extension with front and rear dormers
ADDRESS	Oakdene 3 Oakhurst Way Netley Abbey Southampton SO31 5AY

SITE VISIT DATE	17/04/16
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a one and half storey side extension with front and rear dormer windows. A single storey extension to the rear of the dwelling and a replacement porch to the side of the property.
TOPOGRAPHY	The garden steps steeply to the rear of the site
TREES	None that would be affected by the development
BOUNDARY TREATMENT	Open to front, hedging along boundary
SITE CHARACTERISTICS	The site consists of a detached chalet bungalow located to the north east of Oakhurst Way. The garden to the rear of the site steps down steeply.
CHARACTER OF LOCALITY	Oakhurst Way is located to the rear of Netley train station. The road generally consists of detached chalet bunglaows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection
Head of Transportation and Engineering	The proposal has been verbally discussed with the Council's Engineers who has confirmed that no objection is raised to the proposal subject to a condition relating to construction management

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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

CHARACTER APPRAISAL AREA

The site is not located within a character appraisal area

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

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Paragraph 64 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 residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring use through overlooking, loss of light, loss of outlook, and noise and fumes. Also if relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, design and the impact on the character of the area

The application proposes a side extension, dormer windows to the front and rear of the property, a single storey rear extension and a replacement porch extension.

The proposed side extension would continue on the form and design of the existing dwelling and would infill the space currently to the side of the dwelling. The proposed extension is considered to be relatively modest in width and would maintain a metre separation to the boundary with the neighbouring property no.8. The side extension is considered to be acceptable in terms of scale, form and design.

The application proposes flat roof dormer windows to the front and rear of the site. The dormer windows are considered to be relatively large in size, however, the dormer windows would be set down from the main roof of the property and are considered to sit well within the roof slope. The proposed dormer windows are not considered to be overly dominant in the roof and therefore on balance the design and scale of the dormer windows are considered to be acceptable. Due to the position of the dwelling, views of the flat roof dormer windows would be possible from Oakhurst Way and St Marys Road. It is noted that another property within Oakhurst Way has flat roof dormer windows in the front and rear of the property and therefore dormer windows in the roof of the dwelling is not considered to be an incongruous feature in the street scene. It is considered on balance that due to the other example of dormer windows in the street scene and the acceptable design and scale of the dormer windows, they would not cause material harm to the street scene

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

or wider character of the area to warrant a reason for refusal in this case.

The single storey extension to the rear of the property is considered to be acceptable in terms of scale form and design. Due to the position and levels changes some views of the extension maybe possible from St Marys Road to the rear of the application site. However, due to the acceptable form and design of the proposed extension it is not considered to cause material harm to the wider character of the area.

The replacement porch is considered to be acceptable in terms of form and design and would be an improvement to the existing porch on the site.

The proposed development is therefore considered to comply with policy 59.BE of the Saved Local Plan.

Parking

There is no formal parking at the application site. It is noted from the site visit that there is space at the front of the property to park two cars and this is similar to other properties within the street. It is also noted from the site visit that cars are parking on the opposite side of the road. Therefore whilst the level of parking at the dwelling does not meet the level of parking required in the Council's Residential Parking Standards SPD the proposed extension would not result in parking blocking the access road and is therefore considered to be acceptable in this case. It is also noted that the road is a private road and the property is located within a sustainable location due to its proximity to the railway station.

Following discussions with the Council's Head of Transportation and Engineering a condition relating to construction management is recommended to ensure that vehicles do not block the road when the extension is being built.

Impact on neighbouring amenity

The side extension would extend towards the neighbouring property 8 St Marys Road. The proposal would maintain a separation distance of one metre to the boundary with this property and would be opposite the neighbouring properties outbuildings. The proposal is therefore not considered to cause material harm to this property in terms of loss of light or over dominance.

The proposal would introduce first floor window facing towards the rear garden area of 8 St. Marys Road. It is noted that due to the changes in levels and the orientation of 8 St Marys Road, there is already a degree of overlooking between the two properties and from the ground level windows of the application site to the garden area of 8 St Marys Road. It is also noted that 8 St Marys Road has a dormer window overlooking the garden of 3 Oakhurst Way. It is therefore considered that due to the existing intervisibility between the properties the proposed dormer window to the rear of the property would not result in a material loss of privacy to this property to warrant a reason for refusal.

The single storey extension would be located adjacent to the boundary with 4 Oakhurst Way. The proposal would maintain a separation of 2m to the boundary of the with the neighbouring property with the roof hipping away from the neighbouring property and therefore the proposal is not considered to result in over dominance or loss of light to the neighbouring property.

The proposal is therefore not considered to cause material harm to the amenities of the neighbouring properties in accordance with policy 59.BE of the Local Plan.

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 application is recommended for approval.