HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74206

DESCRIPTION	Proposed first floor side extension and two storey rear extension.
ADDRESS	5 Eastern Road West End Southampton SO30 3EP

SITE VISIT DATE	6.5.14
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Extensions will provide a large kitchen/diner at ground floor level with an additional bedroom and ensuite bathrooms at first floor level, following some internal reconfigurations.
TOPOGRAPHY	Sire is level but the property to the north west is sat on lower land.
TREES	None to be affected.
BOUNDARY TREATMENT	1.8m fencing encloses rear garden.
SITE CHARACTERISTICS	Detached, 2-storey residential property. Quite unusual design comprising a front projecting gable feature with a partial catslide roof. The property has an attached garage, linked to the main property with another catslide roof. Enclosed garden to rear. Garden & parking area to front.
CHARACTER OF LOCALITY	Residential area comprising a mix of different property styles. No uniformity in character and many properties have substantial two storey extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/37716/001/00	CONSTRUCTION OF REAR CONSERVATORY	Permitted 2001
Z/16431/000/00	Outline application for dwelling	Permitted 1975

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree officer	I do not object to this application. I am satisfied that the sweet chestnut afforded TPO protection is far enough away from any proposed development and that no additional information Is required.
Environmental Health	This Service has identified the above application on a recent planning list. I have reviewed the information provided / held by this Service and wish to make the following comments: The development site is located adjacent to an area shown as a Nursery on the historical Ordnance Survey (OS) mapping. We therefore recommend that the applicant is advised that: *The development site is located adjacent to an area identified on historical mapping as a nursery. The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number / location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer.* *Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service.* *Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.*

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) 25.NC, 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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		
Other … Comments 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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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 proposal complies with the relevant policy for the following reasons:

- The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality. The street scene has no real uniformity to it, with each property having its own individual character. Whilst the extension will result in a fairly significant visual change, the extension is actually considered to provide a more balanced appearance, not detracting at all from the existing character.
- There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the scale and design of the extensions, incorporating the cat slide roof, and the relationship between the application site and its immediate neighbours.
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot. There is only a very small increase in the footprint of the building.
- The site can accommodate the 1 additional space required as a result of the 4 bedrooms, so there's no objection on highway grounds.
- 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.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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

Recommendation is to permit for the reasons stated above.

REF. NO. «AltRef»