ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The alteration to roof to provide first floor accommodation would not result in undue harm to the residential amenity of neigbouring occupiers in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised 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 alteration to roof to provide first floor accommodation would not have and adverse impact to the character and appearance of the dwelling or indeed the streetscene, or to the amenity of neighbouring occupiers, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle of development

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 planning documents and guidance.

Impact on the Character and Appearance of the Area

Planning permission was granted for a similar proposal in 2011, which has not been implemented. This application has amended the depth of the roof from 11.5 metres to 12.8 metres, and the height has been reduced by 0.5 metres.

Careful consideration must be given to roof alterations as their potential bulk and impact on the appearance and character of the building will interrupt a regular pattern in the streetscene.

Whilst it is acknowledged the alteration to the roof form adds more bulk to the rear roof profile. It is worthwhile noting that the 2011 planning application took into account the added bulk and considered the alteration acceptable. This is therefore a material planning consideration, and does not warrant the refusal of this application, furthermore the reduction in height goes some way to offset any perceived harm.

The alteration to roof to provide first floor accommodation is considered not have an adverse impact upon the character and appearance of the host dwelling or indeed the surrounding area, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

Residential Amenity

Two velux rooflights are proposed on the north and south roofslopes adjacent to 25 and 28 Monks Brook Close. Direct views would be had of the bungalow eitherside, though such rooflights to do not afford great outlook. As it is not know what the height would be of the first floor, it is acknowledged that the position of the rooflights could be set low, which result in issues of undue overlooking and loss of privacy to the neighbouring occupiers. Therefore it is recommended that a condition will be used to requesting obscure glazing or the position of the rooflights to be positioned 1.7 metres above floor level.

A Juliette balcony is also proposed to the rear elevation. The 2011 application considered this element to be acceptable as it would not allow stepping out as the impact would be no worse than a large window on the rear elevation. It is noted that the proposed roof alteration would not extend to the eaves of the existing single storey rear extension, and the flat roof element would project beyond the proposed Juliette balcony.

It is recommended to add a condition to prevent the use of the flat roof of the existing single storey rear extension, to be restricted from the use as a balcony or roof garden. Whilst the level of overlooking as already mentioned would be no worse than a large window. It is considered that should such a condition not be imposed and the owners use the roof for private amenity purposes, this would be detrimental to the privacy and outlook of the neighbouring occupiers.

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

COMMENT ON CONSULTATION RESPONSES

NA

COMMENT ON REPRESENTATIONS RECEIVED

NA

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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, 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.

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
F/11/69554	Alterations to roof to provide first floor accommodation and erection of detached shed (amended description)	Granted 11/11/2011
Q/11/69681	Erection of conservatory	Planning application is not required 21/9/2011
F/11/69134	Single storey rear extension following removal of existing conservatory and addition of side and rear dormers to provide first floor accommodation.	Refused 8/8/2011

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
None received	

POLICY CONTEXT
DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone Health and Safety Executive Major Hazard Pipeline Consultation Zone

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S
Eastleigh Borough Local Plan Review (2001-2011) saved policy 59.BE Policy DM1 of the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029 Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Eastleigh Character Area ELAC 23
- Maintain the importance of the view to the thatched cottage at the northern end of the street.
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within the street.

SPECIAL POLICY AREA

NA

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73783

ADDRESS	27 Monks Brook Close, Eastleigh, SO50 9NQ
DESCRIPTION	Alterations to roof to provide first floor accommodation

SITE VISIT DATE	14/1/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS	
DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the alteration to the roof to provide first floor accommodation • The alteration would involve extending the depth of the roof from 10.8 metres to 12.8 metres, to form a gable end • A floor to ceiling window is proposed to the gable end at the rear with a Juliette balcony • Two rooflights are proposed on eitherside of the roofslopes
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• The boundary treatment consists of a 1.8 metre tall fence
SITE CHARACTERISTICS	• The site contains a detached bungalow that has been extended with a single storey rear extension which has a roof lantern • The front garden is concreted with parking for three vehicles • To the rear there is single storey detached shed that extends the entire width of the garden
CHARACTER OF LOCALITY	• The surrounding area is characterised with detached bungalow that have been extended