HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73667

DESCRIPTION	Single storey side extension & elevational alterations
ADDRESS	Clodagh Cottage Waverley Avenue Netley Abbey Southampton SO31 5AR

SITE VISIT DATE	02/01/2014
ARE PLANS ACCURATE?	Yes
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 extension to the south-eastern side elevation of the property to form a hall and utility area as well as to provide for a new main entrance point for the dwelling. The extension measures 1.85m in width, 7.1m in depth and 4m in height. The proposals also include internal reconfiguration works to increase the property to a four bedroom dwelling as well as the following elevational alterations: Front elevation: • Insertion of single first floor window to serve bathroom. • Replacement of front door with single window. Rear elevation: • Insertion of window at first floor level to serve bedroom. • Provision of kitchen window at ground floor level. North-western side elevation: • Substitution of existing first floor window for smaller window (bathroom). • Bricking-up of existing kitchen window at ground floor level. South-eastern side elevation: • New lounge window at ground floor level. • High level first floor sun-tunnel style rooflight above stairwell.
TOPOGRAPHY	The site is relatively flat and level.
TREES	There are a few small trees within the curtilage of the neighbouring property to the immediate south-east which are situated alongside its northern-western side elevation. Whilst these are in fairly close proximity to where the proposed extension will be sited, it is not considered that they will be substantively affected by the development.
BOUNDARY TREATMENT	The front and north-western side boundaries of the plot are

THE SITE AND ITS SURROUNDINGS

	marked by brick walls surmounted by timber fencing, with the rear boundary consisting of a brick wall with hedging above to a height of 2-2.5m. The south-eastern boundary with the neighbouring property 'New Bungalow' consists of a mixture of a combination of a low-level wall and sporadic planting/hedging.
SITE CHARACTERISTICS	The application property was originally a two-bedroom, pitched roof, one and a half-storey dwelling constructed in the early 1960s in connection with the former nursing home at the junction of Waverley Avenue and Station Road. The property has since had the addition of a fairly substantial two-storey extension to its north-western side elevation. The dwelling has a sizable frontage providing off-road parking as well as a modest area of private amenity space to the rear.
CHARACTER OF LOCALITY	The site falls within an established residential area with Waverley Avenue consisting of a mixture of properties of varying periods, sizes and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR10041	THE ERECTION OF DWELLING AND GARAGE IN CONNECTION WITH NURSING HOME	PERMIT – 18/01/1963
Z/37448/000/00	RELIEF OF CONDITION 2 OF PLANNING PERMISSION WIR. 10041 DATED 18 JANUARY 1963 TO ENABLE UNRESTRICTED OCCUPANCY OF DWELLING	PERMIT – 21/02/2001
Z/37448/001	CONSTRUCTION OF TWO STOREY SIDE EXTENSION	PERMIT – 30/11/2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	(17/12/2013): No Objection

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
Revised Draft Eastleigh Borough Local Plan 2011-2029, Policies DM1, DM24
Supplementary Planning Guidance: Quality Places

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

Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

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

The property falls within the character area *BHH 6.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Retain the grass verges and associated mature broadleaved planting.
- Maintain the predominant shallow building setbacks in order to retain the sense of enclosure provided by existing development.
- Minimise the requirement for on-street parking in new development.
- Maintain the predominant plot widths.

SPECIAL POLICY AREA

N/A

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other …				

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

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 Eastleigh Borough Local Plan Review (2001-2011) 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.

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 planning documents and guidance.

Layout, Design and Impact of the Proposals on the Streetscene and Character of the Area:

In respect of the proposed single storey side extension, this element of the development requires planning permission due to the removal of permitted development rights for the erection of structures on the land by Condition 1 of planning approval WIR10041 (dated 18/01/1963).

The extension is considered to be appropriate and sympathetic to the application dwelling in terms of its design and scale. Whilst it will be visible to an extent from Waverley Avenue, the extension is of a particularly modest footprint and is set back from the front elevation of the property; accordingly it is not considered that it will have any significant or detrimental impact upon the street scene or the wider character of the area. The proposed elevational alterations raise no concerns in respect of their impact upon the external visual appearance of the property. It is also of material consideration that the majority of these alterations can be undertaken under permitted development and therefore do not require express planning permission.

Residential Amenity:

The proposed extension is of a single storey only and is set in from the south-eastern side boundary of the plot by approximately 1m. In addition, it will be situated predominantly alongside the north-western side elevation of the neighbouring property, ‘New Bungalow’; this elevation contains no windows at ground floor level. Accordingly it is not considered that the extension will be overbearing nor will it result in any loss of light or outlook for the occupiers of this property. It is acknowledged that the rearmost window of the extension will afford a view into the neighbouring property’s rear amenity space, given that this window, however, serves a non-primary habitable room (utility area) and that

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

there is already a window in the same elevation of the existing property (dining room) which allows for similar views, it is not considered that there will be any notably increased loss of privacy resulting from the proposals. The single storey extension will have no notable impact upon the neighbouring dwelling to the rear of the site (Cedar House).

In respect of the elevational alterations to the property, the majority of these works including all of the ground floor alterations as well as the inserting of new windows into the front and rear elevations of the property at first floor level, can be undertaken under permitted development. Therefore, whilst it is acknowledged that the proposed rear first floor window will allow for a degree of overlooking of the amenity space of neighbouring properties to the east of the site, it is considered that it would be unreasonable to impose a planning condition requiring it to be obscure-glazed when this is not a prerequisite of the relevant permitted development regulations.

The proposals also include the provision of first floor windows in either side elevation of the property. The window shown in the north-western side elevation is denoted on the submitted drawings as being obscure glazed; it also appears from this drawing that only the top-element of the window will be openable. It is considered that these measures will serve to adequately mitigate any potential undue impact upon the amenity of neighbouring properties by way of overlooking. A condition will, however, be added to the planning consent to ensure that the window is constructed and maintained in this condition.

Finally, in respect of the window to be inserted into the south-eastern side facing roof slope of the main property, on the basis that this is a sun tunnel style window which serves only to allow light into the stairwell and first floor hall area and that it will be positioned at a high level (2m above the finished internal floor level), it is not considered that its provision will result in any undue loss of privacy for the occupiers of neighbouring dwellings.

Highway Matters (Parking):

The internal reconfiguration works as shown on the submitted floor plans will increase the property from a three to a four bedroom dwelling. In addition, the provision of the proposed single storey side extension will reduce the level of available parking within the plot. The Council's adopted Residential Parking Standards SPD requires that four bedroom dwellings provide three on-plot car parking spaces. The property will, following the development, still retain adequate space on its frontage to allow for the parking of three vehicles and the proposals are therefore considered to be in compliance with the requirements of this SPD.

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

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

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The application is recommended for approval.