HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/71892

DESCRIPTION	Addition of front & rear dormer window & 2nd floor rear extension
ADDRESS	47 Satchell Lane Hamble-Le-Rice Southampton SO31 4HZ

SITE VISIT DATE	24.1.2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for the insertion of a dormer window on the front and rear elevations and a roof extension including the creation of a gable wall on the side elevation set within a parapet wall. The roof extension on the rear and dormer surrounds will be clad in a dark colour metal to match the existing slate roof. The extension will allow the use of the roof space and create a four bedroom property.
TOPOGRAPHY	The site is located end of terrace and the terrace front garden areas sit approximately 1.1m above the ground level of the road. The land level rises to the rear of the property.
TREES	No trees affected
BOUNDARY TREATMENT	The side boundary adjacent to the side access road comprises a 1m fabric and post treatment rising to a 2m high panel fence. The other side comprises fencing of approx 2m in height.
SITE CHARACTERISTICS	The property is a two storey end terrace unit. Immediately adjacent is a side access road which gives access to private properties including a shared pedestrian access running immediately to the rear of the terraces and shared by all residents there. A narrow long garden is located to the rear.
CHARACTER OF LOCALITY	The area is characterised predominantly by terraced, semi detached and detached two storey residential properties. There are several examples of front and rear dormers nearby including within the terrace. No. 65, the other end of this terrace has implemented planning approvals for various extensions including roof extensions. Opposite the site is the Crowsport which is a unique residential estate comprising Bauhaus House architecture.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28504/000/00	TWO STOREY REAR EXTENSION	Permit 08/10/1985

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/71332	Addition of front dormer window and second floor rear extension	Withdrawn 10/2012
65 Satchell Road		
F/11/68393	Single storey side and rear extensions, two storey side and rear extension and alterations to roof to include front and rear dormer facing windows and provision of off street parking with new steps and retaining walls to front	Permit 03/08/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	The Council resolved to leave the decision to the Officers

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – 32

- Retain soft verges and supplement with additional planting in order to maintain the lane character
- Retain and extend the continuity in building line at the southern end of Satchell Lane
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies 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		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

Policy 59.BE of the Local Plan and policy DM1 of Pre Submission Eastleigh Borough Council Local Plan (2011 - 2029) 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.

Background

Planning application F/12/71332 for a roof extension and front dormer was submitted in 2012 and subsequently withdrawn. The application would have been refused had it not been withdrawn on the basis that the rear portion of the proposed extension removed a hipped element to the roof at the rear and replaced it with a box like structure dominating the whole rear portion of the roof and appearing therefore as an incongruous feature to the terrace and consequently harmful to the character of the area. Assessment.

Assessment

The terrace positively contributes to the area in that its design and architecture is to a good standard and largely remains intact. Part of the character of the terrace is that it is set at a higher ground level than the road which serves to make the terrace more prominent in the street scene. The terrace has a hipped roof to the front and rear. At one end of the terrace, no. 65 has carried out roof extensions which change the form of the hipped roof and create a part gable wall however the roof retains a hip to both the front and the rear. The access road to the side of the terrace, and adjacent to the application site, allow views of the flank wall and hipped roof of the terrace from the road. From this same access road and also from the pedestrian access which cuts through the rear of all the properties within the terrace, views of the rear of the terrace are seen.

The proposed development is effectively two fold, that being the front dormer window and the rear roof extension, now proposed to be hipped, within which a new rear dormer window is proposed. The roof extension will sit within a parapet wall. A gable end is also proposed on the flank elevation.

In respect of the front dormer window, the total dormer height is fairly high in respect of the roof to which it relates and should ideally be smaller however there remains a sufficient amount of roof space either side of the dormer which provides a visual frame and as such this element of the scheme is considered to be acceptable and in keeping with the character of the area subject to the use of appropriate materials.

The area comprises a mix of different types of housing and differing roof forms. The creation of a gable end will therefore not sit at odds with the street scene. The final element of the scheme is the rear roof extension which has been amended from the previous planning application and now shows a hipped element on the rear elevation with dormer set within the new roof. The scheme therefore retains a hipped element within the roof design and now resembles the form of roof extension approved at the other end of the terrace (no. 65 Satchell Lane). The application is considered acceptable therefore in this respect. The rear dormer window is again quite large however being located in the rear elevation its size has lesser impact upon the street scene and with this in mind there is just enough roof space around the rear dormer to make it an acceptable addition. The proposed roof extension and dormer windows are therefore considered to appear as acceptable addition in the street scene and in keeping with the requirements of policy 59.BE of the Eastleigh Borough Local Plan (2001-2011) and policy DM1 of Eastleigh Borough Council

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Local Plan Pre Submission (2011 - 2029).

The proposed roof extension and dormer window will create new windows to the front and rear at second floor level however these are not considered to create a harmful level of overlooking. The development will not have an overbearing visual impact upon neighbouring properties or result in either a loss of daylight or overshadowing. As such in respect of neighbouring residential amenity, the application is considered acceptable.

The development will increase the number of bedrooms from three to four and as such the parking requirement will increase from 2 to 3 parking spaces. Three parking spaces for the property are accessed from the side access road. The number of parking spaces can accommodate the number of bedrooms that would result from the proposed extension and as such the development would be in accordance with the Residential Parking Standards SPG.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The recommendation is to permit.