HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68054

DESCRIPTION	First floor front & side extensions & single storey front extension
ADDRESS	2 Holmlea Station Road Bursledon Southampton SO31 8AA

SITE VISIT DATE	21/01/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Land slopes down from dwelling to road (west to east).
TREES	None to be affected.
BOUNDARY TREATMENT	Open frontage.
SITE CHARACTERISTICS	Semi-detached bungalow, in cream/peach render. On of a single pair of semi-detached bungalows that form their own character within the street scene.Although the properties are not entirely identical, they share the same design and style and have clearly been designed as a matching pair. They share some strong features and charactereristics.
CHARACTER OF LOCALITY	Residential - Varied mix of styles and scales of properties within Old Bursledon Special Policy Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/24776/002/00	CONSTRUCTION OF GROUND AND FIRST FLOOR EXTENSIONS	Approved 2000 (not implemented)
Z/36529/000/00	CONSTRUCTION OF FIRST FLOOR EXTENSION AND ADDITION OF FRONT PORCH (at 1 Holmlea)	Approved 2000 (not implemented)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	• Do not object
Head of Environmental	• No objection in principle

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Health	• Advise amenity conditions relating to hours of work and burning are imposed
Environment Agency	• Assessed proposal as having low environmental risks so no objections

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Adjacent to a Designated Conservation Area

DEVELOPMENT PLAN POLICIES

Hampshire County Structure Plan 1996 – 2011: No relevant saved policies
Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 169.LB, 179.LB
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

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, trees, street scene and character of the area, including the SPA and adjacent conservation 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."

MATERIAL CONSIDERATIONS

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.

Policy 169.LB relates to development in designated conservation areas. It states that proposals will only permitted provided they comply with specified criteria, including the proposal enhancing or preserving the character of the conservation area; any new building or extension not detracting from the character of the area, maintaining the street building line; the mass, materials, form being in scale and harmony with the existing and adjoining buildings.

Policy 179.LB relates to the Old Bursledon Special Policy Area. It states that in order to protect the special loose-knit character of Old Bursledon (as identified on the Proposals Map) and to ensure the retention of existing open areas, further development will be refused within the special policy area with the exception of replacement dwellings, appropriate extensions or changes of use, provided that these respect and enhance the character of the Special Policy Area.

Policy 1.CO aims to protect the designated countryside within the Borough and states that planning permission will not be granted for development outside the urban edge unless:

i) it is necessary for agricultural, forestry or horticultural purposes and a countryside location is required; or ii) it is for an outdoor recreational use or is genuinely required as ancillary to such a use and does not require the provision of buildings, hardstanding or structures which, are of a form, scale or design which would demonstrably harm the character of the locality; or iii) it is essential for the provision of a public utility service or the appropriate extension of an existing education or health facility and it cannot be located within the urban edge; or iv) it meets the criteria in the other policies of this Plan.

Policy 9.CO relates specifically to residential extensions within designated countryside. Extensions to existing dwellings in the countryside will only be permitted if all the following criteria are met: (i) the dwelling is not subject to an agricultural occupancy condition; (ii) the development is not likely to facilitate the subdivision of the property into more than one dwelling; (iii) the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot; and (iv) the design of the extension does not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general.

Also of relevance is the national planning policy set out in **Planning Policy Statement 1**: Delivering Sustainable Development which states that, "Good design is indivisible from good

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

planning" (para33) and that "Design which fails to take the opportunities available for improving the character and quality of an area should not be accepted" (key principle (iv) para13)

Principle

The application site sits within designated countryside, the Old Bursledon Conservation Area and the Old Bursledon Special Policy Area. The guidance contained within the relevant policies (detailed above) establishes that the principle of extending this domestic property is acceptable provided the design, scale, siting and materials are all appropriate for its context.

History

A very similar proposal was approved in 2000 under application Z/14776/2 with a mirrored proposal to extend the attached property, No1 Holmlea, approved at the same time (Z/36529/000). These alterations were assessed as a whole with the resulting pair of properties relating to each other in terms of their scale and appearance. Both approvals have now expired and No1 has since been extended to the rear at two storey level.

Impact on character and appearance

The current application seeks to significantly alter the appearance and scale of the existing dwelling resulting in it looking markedly different to its neighbour. No application has been received relating to No1. These properties were clearly designed and built as a matching pair, and whilst not entirely symmetrical, share the design and prominent design features, such as the long pitched roof to the front. The current proposal is considered to not be appropriate in that it will result No2 having a significantly different character and appearance to No1. This will unbalance and diassociate the pair of properties resulting in an incongruous and over prominent addition to the detriment of the character and appearance of the street scene, wider conservation area and special policy area.

Impact on the countryside

Although the area is not particularly rural in character it is designated as countryside and has been assessed on this basis. The scale and design of the proposal is considered to materially worsen the impact on the countryside as well as resulting in the property being disproportionate in size to its neighbour, adversely affecting this existing relationship.

Residential Amenity

There is no objection on these grounds as the design, scale, position and relationship with neighbouring properties will not result in any unacceptable impact on the amenities of neighbouring occupiers.

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

Due to the design and scale of the proposal, the impact on the character of the area and the countryside location is considered to be harmful enough to warrant a refusal of the application. The proposal is considered to conflict with the provisions of the relevant policies above.