HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69575

DESCRIPTION	Two storey side extension with 2no. side roof lights, single storey rear extension & enlargement of existing rear dormer window
ADDRESS	6 Woolston Road Netley Abbey Southampton SO31 5FQ

SITE VISIT DATE	10/10/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Proposal will provide a utility room and enlarged kitchen/living area at ground floor level with a conservatory, and an enlarged master bedroom with en-suite and an additional bedroom at first floor level following the demolition of the existing conservatory and single storey side extensions.
TOPOGRAPHY	Land generally slopes down to the south east but the site itself is relatively level. The site sits approx 1m lower than the adjacent property to the north west.
TREES	None to be affected.
BOUNDARY TREATMENT	Fairly open to the front, rear garden is largely screened by mature vegetation.
SITE CHARACTERISTICS	Detached chalet style bungalow within a large plot. It has a fairly sizeable garden to the front with a double access driveway and large enclosed garden to the rear. The property has previously been extended by way of a rear conservatory and single storey side extensions.
CHARACTER OF LOCALITY	Residential, no uniformity to street scene.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection
Head of Environmental Health	I have reviewed the information provided and note the following: • The application site is located within a feature marked as a gravel pit has shown on the historical ordnance survey mapping and about which this Service holds no other information. • The application site is potentially located on highly permeable strata. • The redevelopment includes the reconfiguration of rooms that may require the installation of new services to the building. As the proposed development has the potential to be effected by contaminates in the ground and / or gases & vapours from any infilling that may have occurred, I would recommend that the following condition is imposed: ***"No development shall take place until the applicant has carried out an adequate*** ***assessment of the risks, to or arising from, the proposed development, and a report of this assessment, including recommendations for protection of the development, has been received and approved in writing by the LPA. [British Standard BS10175:2011 'Investigation of potentially contaminated sites – Code of Practice' is a useful source of advice on site investigation] Any recommendations for protection of the development, the remediation scheme, must be supervised by a competent person and a completion certificate provided by that person to the LPA to certify that the works have been implemented in accordance with that scheme."*** The applicant should be advised that *in advance of the commencement of development* the condition requires that the assessment be completed and approved. Also that as a result of the assessment, amendments to the design of building structures may be required, further that adequate provision of time needs to be made so the assessment can be completed before works commence on site. The applicant should also be advised to contact Environmental Health to discuss the options open to them in order to comply with the above condition. Further information and advice about developing 'Brownfield Land' can be found on the Council's website. The relevant web-page is entitled 'Development of Brownfield Land'.

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
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

n/a

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … The comments from Environmental Health are noted however the condition suggested is not considered to comply with the tests set out in circular 11/95. The proposal does involve the reconfiguration of the ground floor but only to a fairly minor extent. Internal re-configurations on their own do not constitute development. Although the proposed extension is fairly large, an extension with the same footprint but at single storey could be constructed without the need for planning permission. The condition is therefore considered to unreasonable and not necessary. Building Regulations will also ensure that any development conforms to current standards regarding contamination mitigation. An advisory note to the applicant can be added to the decision to make them aware and to provide contact details for the relevant Environmental Health officer.				

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

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.

The proposal is considered to comply with Policy 59.BE for the following reasons:

- The scale, design and siting are all considered to be appropriate for the context of the dwelling and will not result in any adverse impact on the character and appearance of the locality or street scene.
- Due to the existing relationship with the adjacent properties and the design, scale and siting of the extension, the proposal is not considered to result in any detrimental impact on the residential amenities of neighbouring occupiers. The only side facing window on No 8, the house adjacent to the north west, serves a bathroom. Although the relationship between this window and the proposed extension does not accord with the light tests set out in the Council's Supplementary Planning Guidance: Residential Amenity in the Borough of Eastleigh, sunlight levels are considered to be less important than for other habitable rooms.
- The rooflights proposed on the side facing roof slopes of the rear extension are likely to result in a material increase in the level of overlooking for both adjacent properties. If they are installed at a height no lower than 1.7m from the floor of the room they serve, this issue can be resolved. A condition can be imposed to this effect and to also restrict the insertion of altered or additional windows to maintain privacy levels.
- There is no objection on residential amenity grounds.
- In accordance with the Council's adopted residential parking standards, the property can accommodate adequate parking within its curtilage so there is no objection on highway grounds.

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

Recommendation is to permit.