HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75003

DESCRIPTION	Single storey side extension
ADDRESS	34 Linden Gardens Hedge End Southampton SO30 0HY

SITE VISIT DATE	04/09/2014
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 side extension following the removal of the property's existing conservatory/porch. The extension, which is to provide an entrance hall, additional bedroom and WC, will have a pitched, gable-ended roof and will measure 4m in depth and 7m in width.
TOPOGRAPHY	The site slopes down to the south-west in line with the general gradient of this section of Linden Gardens. There is also a less marked slope down in a north-easterly direction.
TREES	There will be no trees affected by the development.
BOUNDARY TREATMENT	The site is fairly open onto Longridge Road and Linden Gardens with the boundary of the plot being marked only in part by a low-level brick wall.
SITE CHARACTERISTICS	The application dwelling is a two-bedroom, detached single-storey bungalow of a simple rectangular form. The property is set on a prominent corner plot at the junction of Linden Gardens and Longridge Road and has a pitched-gable ended roof, with it being constructed of red brick and having a concrete roof tiles. Off-road parking is provided by a driveway and detached single garage accessed from Longridge Road to the northern side of the plot and the property has a modest area of private amenity space to the rear.
CHARACTER OF LOCALITY	The site falls within an established residential area formed predominantly of detached single-storey bungalows of rectangular form and having pitched gable-ended roofs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19148/001	Front porch	PERMIT – 05/02/1980

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	*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.
The Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 (comprising: Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014), Policies DM1, DM24.
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area:

The site falls in the area *HEWEB 30.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Retain the grass verges.
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights with each street.

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework (NPPF):

Of particular relevance to this application are paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *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 the principle of the development proposed, layout and design, residential amenity, highway matters, and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments made are noted and are responded to where appropriate in the below assessment of the proposals.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation requirements in relation 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:

Eastleigh Borough Local Plan Review (2001-2011):

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.

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 upon the street scene and area character:

The development is considered to be acceptable in this respect. The proposed extension is not excessive in scale and in this regard represents a proportionate addition to the host dwelling. It is also of a sympathetic design, having a gable-ended pitched roof which is a prevalent feature of both the application property as well as neighbouring dwellings, and it will match the host building in both materials and fenestration. Whilst the development will be eminently visible within the street scene owing to the corner location of the plot, it is not considered that it will have any undue impact upon its

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

prevailing character. The extension, as mentioned above, is of an appropriate and complementary design and scale and has been sited such that an acceptable degree of set-in from the boundary of the plot with the highway is maintained, mitigating against any potential for undue prominence or issues of overdevelopment. The proposals are, therefore, deemed to be in compliance with the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011 in respect of their layout, design and impact upon the area character.

Residential amenity:

There is considered to be no conflict with the provisions of Saved Policies 59.BE (vii.) of the adopted Local Plan in respect of the impact of the proposals upon the amenity of neighbouring residential properties and no third party representations have been received in relation to the application. The extension is of a single storey only and is sited such that it is set away from any shared boundary with neighbouring residential properties, as such it is not considered that it will be overbearing, nor will it result in any loss of light or outlook to the occupiers of these dwellings. The windows in the north-eastern side elevation of the extension which will face towards the rear garden of No. 18 Mapleton Road are also substantively screened by the application dwelling's garage such that no undue overlooking will occur.

Highway matters:

The proposals will increase the number of bedrooms from two to three. The Council's adopted Residential Parking Standards SPD requires that three bedroom dwellings have a minimum of two off-road car parking spaces. These can currently be adequately accommodated on the property's driveway to the front as well as within its detached single garage to its north-eastern side. Accordingly, the proposals are considered to accord with the aforementioned SPD requirements as well as those of Saved Policy 59.BE (v.) which requires that development have a satisfactory means of access and layout for vehicles.

Conclusion:

Overall for the reasons as set out above the development is considered to comply with the relevant development plan policies, associated supplementary planning documents, and national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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 application is recommended for approval.