HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74222

ADDRESS	2 White Hart Road, Fair Oak, Eastleigh, SO50 7JR
DESCRIPTION	Two storey rear extension following removal of existing single storey element

SITE VISIT DATE	14/5/2014
ARE PLANS ACCURATE?	
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS	
DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the construction of a two storey rear extension following removal of existing single storey element • The two storey rear extension would project 3.5 metres in depth, extend 6 metres in width and 7 metres in height with a gable end
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• The boundary treatment consists of a brick wall on and fence which are approximately 2 metres in height
SITE CHARACTERISTICS	• The site contains a two storey detached dwelling • At the front elevation there is soft landscaping and hardstanding sufficient for two vehicles • At the rear there is conservatory • There is a single storey brick built shed • The rear garden is of a good size
CHARACTER OF LOCALITY	• The immediate surrounding area contains two storey detached dwellings of a similar appearance

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
NA		

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
Marliss Botley Road	Extension would obstruct view from kitchen and dining room to look out onto a brick wall and blocking sunlight. Concern about property value.
49 Selhurst Road	Concerned about impact regarding overlooking and loss of privacy, and intrusiveness
4 White Hart Road	Concern about sunlight to their conservatory and about issue of foundations

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish 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
Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Supplementary Planning Guidance : Quality Places (2009)

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

NA

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

NA.

COMMENT ON REPRESENTATIONS RECEIVED

These will be addressed in the report

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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 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 of development

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.

Impact on the Character and Appearance of the Area

The proposed two storey rear extension is considered to be a proportionate addition which

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

would be of an appropriate scale and mass. Although end gables can be quite prominent roof forms, especially when featured on a corner property, it is acknowledged that the existing roof is a gable end and is therefore acceptable.

The occupiers of number 4 have raised concerns regarding their foundations. Any issues regarding foundations are not within the planning remit and are covered by the Party Wall Act which is a civil matter between the neighbours.

Another neighbour has queried whether the proposal would affect their property value. This issue again is not a planning issue.

The proposed two storey rear extension would not have an adverse impact to the character and appearance of the host dwelling or indeed the surrounding streetscene in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

Residential Amenity

There are no immediate neighbours to the east of the application site. The nearest neighbours are on Botley Road. The occupier of Marliss, Botley Road have raised concerns that the extension would block out sunlight and that they would look onto a brick wall.

From a recent site visit it was noted that the boundary treatment between the host dwelling and these occupiers consists of an approximate two metre tall fence and there is also approximately twenty metre separation distance. It must therefore be recognised that these occupiers already look onto the boundary fence and an element of the flank wall of the host dwelling. With regards to the issue of sunlight, the objectors property is to the east of the application site, thus during the late afternoon/evening these occupiers will still benefit from sufficient sunlight.

The occupiers of number 4 have raised an objection on the grounds of loss of sunlight to their conservatory. The issues of loss of sunlight are considered differently with regards to conservatories in comparison to protected windows that serve habitable rooms. Conservatories are glazed structures, and therefore light will be served from the other windows.

The occupiers of 49 Selhurst Road have raised concerns to overlooking and loss of privacy. There would be approximately 30 metre separation distance between the rear of the host dwelling and these occupiers, this site circumstance is therefore considered to be sufficient to not cause undue harm to these occupiers.

The proposed two storey rear extension would not have an adverse impact to the character and appearance of the host dwelling or indeed the surrounding streetscene in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Pre-Submission 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

The proposed two storey rear extension represents a suitably designed householder extension that would not unduly impact on the character and appearance of the host dwellinghouse and surrounding area, or on the amenities of occupiers of any neighbouring properties, in accordance with Eastleigh Borough Local Plan Review (2001-2011) saved policy 59.BE, policy DM1 of the Revised Resubmission Eastleigh Borough Local Plan 2011-2029, Supplementary Planning Guidance : Quality Places (2009)