HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76036

DESCRIPTION	Single storey side & rear extension & hip to gable roof enlargement to rear elevation
ADDRESS	Meadow Vale Providence Hill Bursledon Southampton SO31 8AT

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application comprises three elements: 1) Single storey rear extension with a cropped roof measuring 8.3m(w) by 2.9m(d) by 3.3m(h). 2) Replacement of hipped roof on rear elevation with gable end. The gable having a first floor window within it. The gable end will retain the ridge and eves height of the existing roof. 3) A single storey flat roof side extension. Set back 10.2m from the front elevation (no including bays) and 6m long tying in with the rear elevation as extended. The extension will be 2.1m(w), 2.6m(h) with box guttering so that the extension will not overhang the boundary.
TOPOGRAPHY	The site itself is fairly level however Providence Hill drops in level from north west to south east and therefore land to the northwest of the site is slightly higher than the application site and land to the south east of the site is lower. Cloverhayes to the southeast is approximately 1m lower than the application site and Southcroft appears to be 1m lower at ground level than Cloverhayes. The site is also at a lower ground level than Providence Hill from which it is accessed.
TREES	None
BOUNDARY TREATMENT	2m high fence
SITE CHARACTERISTICS	The site consists of a bungalow with fully hipped roof and reasonable sized rear garden with the front garden laid as hard standing capable of accommodating two parking spaces. The site forms the end property of a string of three fairly identical bungalows all with hipped roofs to the front and sides. A single access from Providence Hill leads to these three bungalows. Small communal parking areas are located opposite the application site.
CHARACTER OF LOCALITY	To the north west and north east of the site is countryside. A small holding is located to the rear of the site which is access by a private road immediately adjacent to the side boundary of the application site. Wessex radiators a commercial

THE SITE AND ITS SURROUNDINGS

	business is located opposite the site on the other side of Providence Hill however most other uses in the immediate area are residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/38608/000/00	Construction of rear extension following demolition of existing garage	Permit 17/04/2002
F/11/69152	Construction of detached double garage with first floor workshop/office and dormer windows on front elevation	Refuse 11/11/2011
F/14/75512	Single storey side and two storey rear extensions, addition of dormer to side roof slope and hip to gable roof enlargement on front elevation	Refuse 03/12/14
Cloverhayes		
Z/18539/001/00	Single storey rear extension	Permit 24/12/1980
Southcroft		
Z/28621/000/00	Single storey rear extension and garage	Permit 17/12/1985
F/05/52911	Alterations to roof to provide first floor accommodation	Permit 09/02/2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Local Gap Outside Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 1.CO, 3.CO, 9.CO and 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: S9, DM1, DM9, DM26
(the Submitted Local Plan) 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'

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Supplementary Planning Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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

None received		See below		
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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Policy 3.CO allows development within local gaps where they will not physically or visibility diminish the gap and where they cannot acceptably be located elsewhere.

Policy 9.CO allows extensions to dwellings located within the countryside where:

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.

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.

Countryside and local gap

The extension has been scaled down significantly since the original refused application i.e. the large side dormer window has been removed; the rear extension reduced to single storey; the depth of the side extension reduced by 4m; and the hip on the front elevation retained (rather than replaced within a gable end). These alterations have successfully reduced the bulk of the development, most noticeably at first floor level which is clearly visible from the surrounding countryside.

The current proposal is predominantly single storey and is of a modest scale. The front hipped roof has been retained, which is characteristic of the bungalow and neighbouring properties. The rear hip has been converted to a gable, but this is less noticeable at the back of the property and reflects a similar hip to gable extension on the neighbouring bungalow.

Overall, the proposal fits in with the proportions and design of the bungalow and nearby dwellings and is not considered to have a material impact on the surrounding countryside or significantly diminish the local gap.

Residential amenity

The application site is at a higher ground level that the adjacent property Cloverhayes by approximately 1m however it is noted that at the position where the rear extension and gable will be, Cloverhayes has a detached garage hipped to the sides and gable to the front and rear which will screen much of the extension. In light of this, the proposed extension is not considered to harm the amenities of Cloverhayes in this respect. The side extension and dormer are located on the other side of the property which is adjacent to open fields.

Highway safety

The application proposes to enlarge the two bedrooms in the roof rather than create an additional bedroom and as such there is no requirement for additional parking.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Nature conservation
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

Other considerations:

- The property is not subject to an agricultural occupancy condition.
- The size and nature of the householder development means it is unlikely to facilitate the subdivision of the property into two dwellings.

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

Recommend Permit