REF. NO. F/16/78924

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey front & one & two storey side extensions including provision of basement, rear veranda & raising of roof to provide loft accommodation including 2no. dormer windows. Hurley Heights, Dodwell Lane, Bursledon, Southampton, SO31 1AB

SITE VISIT DATE – 28/07/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	This is an amended version of an almost identical scheme which was approved in April this year. The basement, ground and first floor extensions have already been approved and work is underway on site. this application seeks approval for alterations to the roof to provide loft accommodation including a pair of dormer windows.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Ground level drops down towards the southern and western boundaries.
TREES	Tall mature trees surround the site but none affected by the proposals.
BOUNDARY TREATMENT	There are tall mature trees along all site boundaries and close boarded fencing. There are two gated entrances to the site off the lane leading to the house.
SITE CHARACTERISTICS	Large and well screened plot. Detached two storey property set within a large triangular shaped plot with off road parking to the front of the property as you approach through the electric gates. The house has previously been extended. There are several detached outbuildings within the garden area. The house is in an elevated position overlooking the motorway.
CHARACTER OF LOCALITY	Countryside location off a small lane. There are some other large detached properties nearby.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/16/78016	Single storey extensions to side & rear, basement extension to rear of property and addition of chimney to existing single storey extension.	Approved Apr 2016

REF. NO. F/16/78924

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/75941	Erection of detached triple garage with work room above.	Refused Mar 2015
F/14/75527	Alterations & erection of single storey side, front & rear extensions.	Approved Jan 2015
F/06/58232	Single storey side extension (revised design).	Approved Nov 2006
F/06/57575	Single storey side extension.	Approved Sep 2006
Z/33395/002/00	First and two storey side and rear extensions and single storey front extension, and new access and driveway onto Dodwell Lane following demolition of existing garage.	Approved Apr 2003
Z/33395/001/00	First floor front and side extensions and replacement double garage.	Approved Mar 2000
Z/33395/000/00	Construction of first floor front and side extension, improved driveway and replacement double garage.	Approved Oct 1994

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hampshire Gardens Trust	No comments received.
Bursledon Parish Council	Object. Overdevelopment in the countryside and visual impact upon the local gap.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Local Gap

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, 25.NC, 59.BE & 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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' Policies S9, DM1, DM9, DM24 & DM26

Supplementary Planning Document: Quality Places

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

Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

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 that proposed, its layout, design and impact upon the street scene and character of the surrounding area, residential amenity and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."*

In this case policy issues for consideration include:

Principle – The application site lies outside the urban edge within designated countryside where the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes. However, saved Policy 9.CO of the adopted Local Plan does allow the extension of existing residential properties, including ancillary buildings, within the countryside provided the dwelling is not subject to an agricultural occupancy condition, it would not allow the sub-division of the dwelling, it is appropriate for the dwelling and its plot, and would not materially worsen the impact of the dwelling on its surroundings or the countryside in general. These requirements are reiterated in Policy DM26 of the Submitted Local Plan.

Of significant relevance in this case is the planning approval for the very similar scheme in April this year which is identical other than the roof alterations now proposed. This approval therefore

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

establishes the principle of extending and enlarging the present dwelling. The issue to consider for this application is whether the proposed roof alterations in addition to the already approved extensions are acceptable.

Layout, Design, Street Scene & Area Character – Amended plans have been secured which have reduced the overall height of that now proposed to approximately 300mm above the recent approval. One of the originally proposed three dormers have been removed and those which remain have been much reduced in size and scale. With these amendments it is now considered that the overall impact of the total proposal, including the extensions to the dwelling, will have no significant visual impact upon the character or appearance of the surrounding countryside and local gap designation or the general street scene of this part of Dodwell Lane. As such the application is considered to accord with the requirements of saved Policies 9.CO and 59.BE of the adopted Local Plan, Policies DM1 and DM26 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Residential Amenity – Due to the relationship, orientation and proximity of the application dwelling in relation to its nearest neighbours, it is not considered that the addition of dormer windows or the slightly raised roofline over and above that already approved will have any additional impact upon the residential amenity of those neighbouring properties. As such the application is considered to accord with the amenity requirements of saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

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.

The site falls inside the 5.6km buffer zone for the Solent SPA but a contribution is not required to mitigate the increased recreational pressure resulting from the development due to the nature of the development.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.