REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72417

DESCRIPTION	Single storey side extensions
ADDRESS	116 Chapel Road West End Southampton SO30 3GN

SITE VISIT DATE	08/05/2013
ARE PLANS ACCURATE?	Yes (Amended plan received 28/05/2013)
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application consists of two distinct single storey elements. A small, flat-roofed side extension measuring 1.215m in width, 3.021m in length and approximately 2.6m in height to allow for the enlargement of the property's existing kitchen, as well as a larger side extension to provide an entrance porch, storage cupboard, and an additional bedroom/study; this extension has a sloping tiled roof and measures 2.265m in width, 7.486m in length and 3.442m in height.
TOPOGRAPHY	The site as a whole slopes relatively gently northwards down to the front boundary of the site. In line with the general gradient of Chapel Road, the neighbouring dwelling to the west is situated at a slightly higher ground level than the application dwelling.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The rear garden of the property is surrounded by 1.8-2m high close-boarded timber fencing as well as some intermittent hedging/planting. There is 1.2m high fencing with trellis above along the side boundary immediately between the application dwelling and the neighbouring property to the west, No 114 Chapel Road. The property frontage is relatively open, with only low level fencing and a low level wall marking the respective side boundaries.
SITE CHARACTERISTICS	The application property is a two-bedroom, semi-detached, two-storey dwellinghouse set on a fairly narrow plot. The property has an existing single storey rear projection containing both a kitchen and a bathroom. There is private amenity space to the rear with vehicular off-road parking on the property frontage.
CHARACTER OF LOCALITY	The application site is situated within an established residential area consisting of a mixture of dwellinghouses of varying periods and designs. The property falls within the Hedge End, West End and Botley Character Area HEWEB 20.

RELEVANT PLANNING HISTORY

REF. NO. «AltRef»

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
114 Chapel Road, West End	(30 April 2013): Object on the following grounds: • Loss of light into the property's kitchen. • Noise, dust and disturbance generated by the development. • Proximity of extension to their boundary fence such that they will be unable to maintain its upkeep. • The extension will have a 'tunnelling' effect on the pathway at the side of their property. • The impact of the development on the value of their property. • Obstruction caused by builders lorries and by lack of space to store construction materials. The occupiers of 114 Chapel Road also commented that there had in the past been a planning application refused for an extension to the side of adjoining property (118 Chapel Road) to the application dwelling.
118 Chapel Road, West End	(05 May 2013): Support on the following grounds: • The proposed development is reasonable, appropriate and not excessive. • The development is an attractive, in-character design that will not be visually intrusive or constitute a loss of privacy.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	(23/05/2013): 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.
Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policy DM1
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area:

The application site falls within the character area HEWEB 20. The character area appraisal document for this area sets out the following guidance principles:

- Ensure that new development relates effectively with the building features and materials prominent in existing development.

SPECIAL POLICY AREA

N/A

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

None received		See below		
Other – The comments of West End Parish Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		

Other – The comments of the occupiers of No. 118 Chapel Road are noted. In respect of the objections raised by the occupiers of No. 114 Chapel Road:

- The matters of the loss of property value as well as the private issue of the maintenance of fencing following the construction of the proposed extension are not considered to be material planning considerations in the determination of this application.
- Similarly, problems that may arise from the construction period such as noise, dust, or obstruction of the public highway, are in this instance not considered to be material and would be dealt with and enforced through other statutory codes, namely the Control of Pollution Acts and highways legislation.
- With regards to the reference that was made to a previous planning decision in respect of the property adjoining the application dwelling; each planning application is determined on its own merits and it is not considered that this previous decision has any material bearing on the determination of this planning application. For clarity, the decision in question was in respect of an application for a new attached dwellinghouse at No. 118 Chapel Road which was refused in 1991 under planning reference Z/18614/002/00.

The matters raised concerning loss of light and a ‘tunnelling’ effect (overbearing impact) on the side pathway of the property will be considered in the below assessment of the proposal.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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."

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 guidance.

Appearance, Layout and Impact on the Streetscene and Character of the Area:

Firstly in respect of the proposed kitchen extension; with a footprint of only 3.67sqm and an overall height of 2.6m, the extension is particularly modest in size and scale, it is also sympathetic to the main property in terms of its design and materials, and being sited to the rear of the dwelling means that it will have no impact on the Chapel Road streetscene.

In respect of the larger side extension; again this is considered to have been appropriately designed such that it is in-keeping with and sympathetic to the main property. The roof has been pitched at an angle to match as closely as possible to that of the existing dwelling, with the addition of a glazed section to the hipped roof adding a degree of visual interest to the front elevation. The extension is also considered to be proportionate and in balance with the property in terms of its scale and size, and the slight recessing of the front elevation contributes to its appearance as a subservient addition. Whilst the extension will have a fairly significant impact on the appearance of the property frontage, due to its appropriate siting and design it is considered that it this will not in any way be to the detriment of the streetscene or to the existing character of the area.

Impact on Residential Amenity:

In terms of the impact of the proposal on the amenity of the occupiers of neighbouring dwellings, due to the siting of the proposed development the main consideration concerns the larger of the two side

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

extensions and its relationship with the neighbouring property to the west, No. 114 Chapel Road. As there are no windows proposed in the side elevation of this extension, there will be no impact in terms of overlooking or loss of privacy. The occupier of the neighbouring dwelling has however, as mentioned above, objected to the proposals on the grounds of loss of light into their kitchen window which is positioned in the facing elevation of the property, as well as on the grounds that the extension will have an overbearing impact that will create a 'tunnelling' effect on their side pathway. A site visit was undertaken to the neighbouring property in order to assist in the consideration and assessment of these matters.

To address each of the concerns raised in turn. Firstly with regards to the potential for loss of light into the kitchen of the neighbouring property, it is not considered that the proposed extension will have a significant impact to this effect. The extension complies with the daylight checking test for extensions as set out in the Council's adopted Quality Places SPD; it was also evident during the site visit that the room in question receives a significant proportion of its daylight from a partially glazed back door as well as a much larger window in the rear elevation of the property's single storey extension, these windows will not be impacted upon by the proposed development. In respect of the extension creating a 'tunnelling' effect on the side pathway of the neighbouring dwelling, whilst the concerns raised are appreciated, given that the application is of a single storey and slopes down to a height of only 2.1m in the proximity of this boundary, it is not considered that any impact would be either substantive or significant enough such to warrant the refusal of the application on these grounds.

There are no concerns regarding the impact of the proposed kitchen extension on the amenity of neighbouring properties. The extension is of a relatively modest footprint and height, is set in from the side boundary and is well screened by the existing boundary treatment in place.

Parking:

Whilst the proposals will increase the number of bedrooms within the property from 2 to 3, in line with the standards in the Council's adopted Residential Parking Standards SPD, there is no increase in the required number of on-site car parking spaces.

Overall, the development is considered to comply with the aforementioned development plan policies and associated supplementary planning documents and guidance.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the 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 application is recommend for approval subject to conditions.