HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78307

DESCRIPTION	Two storey side extension, enlargement of existing rear dormer & insertion of two dormers to front
ADDRESS	2 Appletree Court Botley Southampton SO30 2GS

SITE VISIT DATE	19th April 2016
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 construction of the development as described above. The development would sit at 3.7m (w) to 7.3m(d). Its height would measure 2.5m to the eaves and 6.5m to the overall pitch. The proposals are to allow for the provision of a kitchen-diner area at ground floor level as well as for the enlargement of the property's main bathroom and a fourth bedroom at first floor level.
TOPOGRAPHY	The application site is relatively flat and level site.
TREES	N/A
BOUNDARY TREATMENT	The boundaries of the plot are, in the vicinity of the proposed development, marked by timber panel fencing of a height of 1.5 to 1.8m.
SITE CHARACTERISTICS	The property is a three-bedroom, semi-detached dwellinghouse set in a generous plot. The property detail is indicative of a 1960 chalet style bungalow with a sizable mass of first floor roof space. The dwelling is served by an attached single garage with off-road parking for one car whilst the road offers further parking provision.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of a small cul-de-sac occupied by mainly detached dwellings of a similar period, scale and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	No comments received.

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 policies 59.BE (Promoting good design).
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 DM1 (General criteria for new development)
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End & Botley 48
• Retain the wide grass verges and associated semi-mature broadleaved tree planting.
• Maintain the predominant plot widths and continuity in building line.
• Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.
• Maintain a uniformity in building heights within each street.

SPECIAL POLICY AREA

The site does not fall within a designated character area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both 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, flood risk, biodiversity, and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Botley Parish Council raises no objection.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation requirements associated with 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:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Layout, design and the impact of the proposals upon the character of the area:

The proposals are considered to be acceptable in this respect. The extension is fairly modest in terms of its scale and footprint and as such is considered to represent a proportionate addition to the host property in this regard. The development is sympathetic in design and will match the property in roof pitch, continuing the building line in respect of the character of the street scene and the character appraisal criteria (48). The proportions of the two new dormer windows to the front elevation would match that of the existing dormer adding symmetry to the overall design without detracting from the street scene setting.

The location of the development will only to be partially visible from the road to the front, owing to its recessed positioning (to the end of the cul de sac) is of an appropriate scale and design, and is not considered to have any undue impact upon the wider street scene character. In addition, the property will still maintain an adequate area of private amenity space such that the proposals will not result in the overdevelopment of the plot.

For the reasons given the development is considered to comply with the provisions of Saved Policy 59.BE (i.) of the adopted Local Plan in respect of its layout, design and impact upon the character of the area.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses. As a result of the appropriate scale and siting of the proposals, there is considered to be no conflict with these requirements. The extensions will project 3.7m nearer to the shared boundary with No.3 Appletree Court, however as the footprint of the neighbouring dwelling is at right angles to the boundary as such they will not be unduly overbearing, nor will the development reduce levels of light to or outlook from this property's habitable windows.

Highway matters:

Saved Policy 59.BE (v.) which requires that development provides a satisfactory means of access and layout for vehicles. The residential parking standards SPG Jan 2009 indicates for a four bedroom dwelling apposed to a three bedroom dwelling would require the increase allocation of parking from two to three car spaces. The current onsite arrangement allows for two car spaces where by the third is catered for by the immediate highway. The proposal is therefore considered will have no impact upon the vehicular access to the site nor upon the level of car parking required or available to serve the property.

Conclusion:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, 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.

REF. NO. «AltRef»