HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73510

DESCRIPTION	Single Storey Side & Rear Extensions
ADDRESS	79 Arnold Road, Eastleigh, SO50 5AS

SITE VISIT DATE	26/11/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS	
DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey side to rear extension • Two side extensions are proposed to eitherside of the host dwelling. The proposed single storey side extension would project 4.7 metres in depth adjacent to number 77, and would project 5 metres in depth adjacent to number 81. • The proposed single storey rear extension would extend from both the proposed single storey side extensions by 3 metres in depth. It would extend 7.4 metres in width and have parapets eitherside and the overall height would be 2.9 metres • A pitched roof is proposed
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected
BOUNDARY TREATMENT	• The boundary treatment consists of a fence which is approximately 1.6 metres high
SITE CHARACTERISTICS	• The site contains a two storey semi-detached dwelling • There is a two storey projecting bay to the front elevation • There is parking at the front for two vehicles • There is access to the side which leads to the rear garden • The rear garden is of an average size • The dwelling has been extended with a two storey rear extension that does not extend the full width of the host dwelling • The neighbours eitherside have been extended to

THE SITE AND ITS SURROUNDINGS	
	include conservatories
CHARACTER OF LOCALITY	• The surrounding area contains two storey semi-detached dwellings • There is a path that runs along the rear

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
Q/12/71606	Wrap around conservatory	A planning application is required 17/10/2012
Z/18745/003/00	Two storey rear extension	Granted 6/6/1991
Z/18745/002/00	Addition of rear dormers	Granted 10/5/1991

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
HSE	Development does not meet their criteria for requiring consulting

POLICY CONTEXT
DESIGNATION APPLICABLE TO SITE
Within 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 policy 59.BE Revised Draft Eastleigh Borough Local Plan (2011-2029) Policy DM1 Supplementary Planning Guidance : Quality Places (2011)

CHARACTER APPRAISAL AREA

Eastleigh 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

None received

COMMENT ON REPRESENTATIONS RECEIVED

None received

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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 Quality of Places SPD requires a buildings proportions to consider the relationship to buildings on site and off site, as well being in scale and balance to the host dwelling.

The proposed single storey side extension would be set back 5.3 metres from the front elevation, and would be 1.4 metres in width. In this instance the proposed single storey side extension would preserve the balance of the host dwelling as required by the SPD, in terms of allowing the original dwelling to maintain its dominance.

The depth and height of the proposed single storey rear extension is considered acceptable, however the width is considered excessive. Whilst it is acknowledged that the 7.4 metre width takes into account the proposed single storey side extensions eitherside, the proposed width would be greater than the width of the original dwelling.

It is noted that the dwelling has been extended with a two storey rear extension, and though the separate elements of the proposal would be considered acceptable. Cumulatively, the proposal in conjunction with the existing two storey rear extension, and that the depth of the proposed single storey side extensions and the proposed single storey rear extension would be 7.7 metres and 8 metres overall (eitherside).
The proposal owing to the excessive rearward projections, bulk and height would not appear subordinate.

It is considered that proposed single storey side and rear extensions would result in an unduly excessive, obtrusive and disproportionate addition to the detriment of the subject dwellinghouse. The proposal would not reflect the predominant pattern of development in the surrounding area, to the detriment of the character and appearance of the host dwelling and the area, contrary to saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and policy DM1 of the Revised Draft Eastleigh Borough Local Plan (2011-2029) and Quality of Places SPD (2011).

Residential Amenity

Number 81 have a single storey rear extension the depth of which is approximately two metres (planning history not found), and a conservatory which projects 3.6 metres in depth.
The proposed single storey side and rear extension adjacent to number 81 would be set away from the boundary by 2 metres, and it is considered that the extensions of number 81 and the separation distance would go some way to mitigate any perceived harm.

Number 77 have a conservatory which experiences overshadowing from the existing two

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

storey rear extension of number 79. The second element of the proposed single storey side and rear extension would be built on the boundary with number 77. Though conservatories are not habitable rooms, they are used for additional living purposes. This element of the proposal would project five metres beyond the rear of 77's conservatory, and owing to the eastern orientation of number 77, it is considered that the proposal would lead to unreasonable overshadowing to the rear garden of number 77.

It is considered that the proposed single storey side and rear extensions by reason of scale and mass would not have a satisfactory relationship with number 77, and would have a detrimental impact upon the outlook and loss of light to these neighbours. The proposal would not meet the requirements of saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and policy DM1 of the Revised Draft Eastleigh Borough Local Plan (2011-2029).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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 single storey side and rear extensions by reason of excessive rearward projection, and bulk, would result in an unduly excessive, obtrusive and disproportionate addition to the detriment of the subject dwellinghouse, and unduly obtrusive to the occupiers of 77 Arnold Road, contrary to saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and policy DM1 of the Revised Draft Eastleigh Borough Local Plan (2011-2029).