HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77661

DESCRIPTION	Formation of pitched roof to existing flat roof
ADDRESS	The Old Army Barracks Netley Firs Close Hedge End Southampton SO19 6DX

SITE VISIT DATE	08 January 2015
ARE PLANS ACCURATE?	It is considered that sufficiently detailed information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the addition of a pitched roof to the present flat roof property and those extensions to the rear and both sides as allowed under Certificate of Lawfulness reference U/15/76849 granted in September 2015.
TOPOGRAPHY	There is a gentle slope down across the site to the east.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The residential curtilage of the property is limited to the access drive leading to it from Netley Firs Close and a small area around the building itself. This curtilage is open onto the surrounding land to all sides.
SITE CHARACTERISTICS	The site consists of a single storey flat roof building of red brick construction and a square footprint. The building was granted residential use by way of a lawful development certificate issued in 2011 with a further certificate for proposed extensions to the rear and both sides being granted in 2015. The building is accessed by way of a driveway leading from Netley Firs Close to the west.
CHARACTER OF LOCALITY	The site falls within countryside and strategic gap as designated within the Council's adopted Local Plan. The building is surrounded by a grassed area of land with the M27 running to the east. Netley Firs Close is a tree lined road which leads from the A27 to the west. There are two further much larger dwellinghouses to the western side of the road, Chaddlewood and Copper Beeches respectively with Netley Hill House further to the south.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
U/11/68343	Lawful development certificate for the use of building as a dwellinghouse	CERTIFICATE ISSUED – 22/03/2011
U/12/71285	Certificate of lawfulness for an existing use of land edged in red for the residential curtilage of The Old Army Barracks	CERTIFICATE ISSUED – 01/11/2012

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/74788	Demolition of existing dwelling and erection of two storey 3 bed dwelling with associated landscaping and parking	WITHDRAWN – 22/11/2014
U/15/75885	Application for a Lawful Development Certificate for a proposed development: Single storey side and rear extensions	CERTIFICATE NOT ISSUED – 08/04/2015
U/15/76849	Application for a Lawful Development Certificate for a proposed development: Single storey side and rear extensions	CERTIFICATE ISSUED – 21/09/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Outside Built-up Area Boundary Within Designated Countryside

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

Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 1.CO (Protection of countryside), 2.CO (Strategic Gap), 9.CO (Extensions to existing dwellings in the countryside), 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, Development Management Policies: DM1 (General criteria for new development), DM26 (Residential extensions and replacement dwellings in the countryside).
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

The site does not fall within a designated special policy 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

NATIONAL PLANNING POLICY GUIDANCE

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, and the impact of the proposals on the character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hedge End Town Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations 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:

Eastleigh Borough Local Plan Review (2001-2011):

Saved Policy 1.CO aims to protect the countryside within the Borough and states that development will not be permitted outside the urban edge unless for agriculture, forestry, horticulture, outdoor recreation, essential public utilities or if it meets other criteria within the Local Plan.

Saved Policy 2.CO states that planning permission will not be granted for development which would physically or visually diminish a strategic gap.

Saved Policy 9.CO relates to domestic extensions to existing dwellings within designated countryside.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

This policy states that extensions within countryside will only be permitted if they meet certain Criteria, with the most relevant being that the development must not be likely to facilitate the subdivision of the property into more than one dwelling, the development does not result in the property being disproportionate in size to surrounding properties and the design does not materially worsen the impact of the dwelling on the surrounding countryside.

Saved Policy 59.BE 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 site falls within designated countryside, where there is a general presumption against residential development (Saved Policy 1.CO). Saved Policy 9.CO does, however, allow for the construction of domestic extensions to existing properties which conform to the criteria as specified above. The principle of an extension to the property is therefore considered to be acceptable.

Layout, design and impact upon the street scene and area character:

The development accords with the requirements of Saved Policies 2.CO, 9.CO and 59.BE in this respect. The proposed pitched roof has been well designed such that it is visually sympathetic to the host building and will serve to both enhance as well as add interest to its overall appearance, particularly when considered relative to the flat roof structure which resulted from the Certificate of Lawfulness issued under application U/15/76849. The roof is also modest in scale with a relatively low pitch, something that assists in ensuring that it is both proportionate to the host dwelling and which prevents its future conversion to living space as is demonstrated by submitted drawing 020-D-06. The structure will therefore still retain the appearance and form of a single storey development.

It is accepted that the new roof will increase the height of the building which will in turn to some extent materially increase its visibility from certain parts of its surrounding. It is not however, deemed that this is to an unacceptable degree or to the detriment of the countryside or strategic gap settings of the site with the structure remaining modest in size and single storey in nature. It is also substantively screened from the adjacent motorway (M27) and along the majority of the approach road which leads to the dwelling (Netley Firs Close) and as such visibility is therefore only really afforded from the section of this road to the direct front of the site and at a longer range from Netley Hill House to the south.

Residential amenity:

Owing to the positioning of the application dwelling relative to any neighbouring residential properties, it is not considered that the development will have any undue impact upon the amenity of their occupiers by way of overlooking, overbearing impact, or through loss of light or outlook, and the application is accordingly considered to comply with Saved Policy 59.BE (vii.) of the adopted Local Plan in this respect.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Conclusion:

Overall for the reasons as set out above, the development is considered to comply with the relevant development plan policies, associated supplementary planning documents, 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

It is recommended that planning permission be granted.