HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76816

DESCRIPTION ADDRESS	Single storey rear, side and front extensions to include alterations to garage roof, first floor front extension with adjoining raised terrace, provision of balconies to rear with associated balustrading and elevational alterations and addition of render to exterior of property 3 Hill Place Bursledon Southampton SO31 8AE

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Front Elevation • Enlargement of garage by 0.7m (at front) and 0.9m (at side) and altering garage roofline from flat to pitch. • Construction of first floor, pitched roof, front extension over porch measuring 2.8m(w) by 1.2m(d) by 6m(h). • Next to and partly in front of the extension is a roof terrace which is enclosed by 1.2m high balcony and supported partly on stilts. • A flat roof glass room extension sits in front of the lounge with patio doors measuring 4.8m(w) by 1.6m(d) by 2.5m(h). • The first floor tiling hanging is being removed and replaced with render. Rear Elevation Single storey extension across the width of the house, consisting of pitched roof conservatory in the centre and two flat roof sections with balconies above. The extension measures 10.35(w) by 4.5m(d) by 3.5m(h)
TOPOGRAPHY	Land rises up from road to house and then to rear garden. The land also rises upwards along the road from East to West.
TREES	There is a row of mature trees and vegetation directly behind the garden (covered by blanket TPO 28).
BOUNDARY TREATMENT	Low wall with vegetation around frontage. High close boarded fence around rear garden.
SITE CHARACTERISTICS	Large two storey detached house with double flat roof garage at the side. House is set in a big plot.
CHARACTER OF LOCALITY	Residential area, consisting of large pitched roof detached houses with attached flat roof double garages. Some of the nearby properties have been extended in various manors.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17816/3	Construction of single storey side extensions and rear extensions	Permit - Aug 95
Z/17816	Construction of house and double garage	Permit – Aug 77

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 comment letter	We are writing to support all the elements of the planning application apart from the rear balconies as these would significantly increase overlooking and reduce our privacy, in particular the left hand balcony when looking at the rear of the property. When on the left hand balcony, due to the staggering of the houses, the occupants would be able to look back into our kitchen, bedroom 2 and side patio. Therefore if you are mindful to approve this element of the application we ask that there is a planning condition in perpetuity, which would provide for privacy screening from the outset on the left hand balcony (when looking at the rear of the property) which would prevent the overlooking back into our house.
1 letter of support	Perfectly understandable and excellent improvements to the original plans.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	Objection on the basis of EBC saved policy 169LB.
Tree Team	Following on from our conversation I can confirm that the limited information provided is insufficient for me to assess the impact from the development on the trees. The trees are large, high value specimens and works within their RPA could have a significant and detrimental impact on their health, stability and longevity. I recommend gaining the advice of an Arboriculturist before proceeding.

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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 (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'

Supplementary Planning Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 22

Strength of character – moderate

• Maintain the predominant orientation of ridgelines in existing development relative to the slope.
• Ensure that the form of new development relates effectively with the gable end frontages prominent in existing development along Hill Place.

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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	X	See below		

Policy 169.LB does not apply to this development as the site is not within the old Bursledon conservation area.

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	

Comments are noted and the issues will be discussed in the assessment section.

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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."

MATERIAL CONSIDERATIONS

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,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Character and Appearance

Although the house has been modestly extended at the side and rear, it broadly retains its original form with clean lines and a flat roof garage at the side. The current proposal introduces many new elements that will substantially alter the appearance of the house. The proposal includes both pitched and flat roof extensions at ground and first floor level; front and rear balconies the front balcony on piers and projecting in front of and overhanging the first floor extension; alterations to the shape of the garage roof and changes to the materials on the house. Many of these elements are not considered to fit in with the simple style of the house and often jar with each other. The elements use differing pitched and flat roof designs and a range of materials (glass, render, wood & brick,). The final result being a very confused and disjointed looking house.

The most problematic part of the proposal is at the front of the house, which has its long principle elevation facing and clearly visible from Hill Place. While some of the properties in Hill Places have been extended, their design y broadly follows a theme which gives a flow to the street scene. In contrast the many differing elements that make up the proposal will produce an awkward and incongruous house that will detract from the character and appearance of Hill Place. In this respect the proposal is considered contrary to policies 59.BE, DM1 and guidance contained within the National Planning Policy Framework and Quality Places SPD.

Residential Amenity

The detached house is set in a large plot and the position and nature of the works will not be visually intrusive and will not result in a loss of outlook or light from the neighbouring dwellings. The proposal does include one front and two rear balconies; in the case of the front balcony this overlooks the road which is a public space. However, the rear balconies are of a size that allows residents to step out onto them and clearly look down onto the gardens of the nearby houses. These gardens are currently relatively private, with a small amount of overlooking from first floor rear windows. The proposed rear balconies do not include any form of screening and they would result in an unacceptable degree of overlooking into the neighbouring gardens, particularly no.5 who is directly adjacent to the site and on a lower ground level. In this respect the proposal is considered contrary to policies 59.BE & DM1 and Quality Places SPD.

Trees

At the rear of the site is a row of large mature trees, which are high value specimens and protected by TPO 28. The size of the trees indicates that they would be supported by a large root system that could be damaged by the work at the rear of the house. No arboricultural information has been provided on this issue and as such the proposal could have a significant and detrimental impact on trees health, stability and longevity. Concern has been raised by the council's tree officer on this issue. In this respect the proposal is considered contrary to policies 59.BE & DM1 and Quality Places SPD.

Other considerations

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

- The site is retains a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.
- 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/was not required for this development as it falls outside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

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

Recommend Refusal