HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72591

DESCRIPTION	Alterations to roof, first floor rear extension and rear dormer window
ADDRESS	4 Vespasian Way Chandler's Ford Eastleigh SO53 2DB

SITE VISIT DATE	12.8.13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed development consists of the following elements: • Alterations to roof to change it from hip to gable • First floor rear extension to create a two storey gabled rear projection with a pitched roof • Construction of a flat roofed rear dormer window
TOPOGRAPHY	The road undulates with the property being set on part of the street that rises towards the north.
TREES	There are no trees in or adjacent to the site that would be affected by the proposed development.
BOUNDARY TREATMENT	The front boundary has an open appearance with only low level wall. The rear boundary consists of 1.8m fencing.
SITE CHARACTERISTICS	Late 1950s bungalow, one of a number of identical bungalows within Vespasian Way. The property has an open garden to the front with drive to the side leading to a single detached garage and garden at the rear. The property has a small single storey rear extension.
CHARACTER OF LOCALITY	The site lies within the Scantabout and Peverells Wood Special Character Area and is made up of mainly detached single and two storey dwellings. Vespasian Way has a uniform appearance being almost entirely made up of bungalows, the vast majority of which have remained relatively unaltered, meaning that the street has retained much of its original character and appearance.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No history for this property.	
F/12/70524	1.5 storey rear extension with alterations to the roof to provide first floor accommodation, and the addition of a front porch @ 13 Vespasian Way.	Refused and dismissed at appeal 21st August 2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	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) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – Scantabout and Peverells Wood

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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	x	
Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to the scale or form of development proposed.

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, 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.

Principle: The application site lies within the urban edge and within a residential area. The principle of the extensions proposed is therefore acceptable provided the detailed design and impact of that being proposed is considered to be appropriate.

Although there is no objection to the principle of providing an extension to the dwelling, that proposed is not considered to be acceptable.

Layout & Design: While the need of the applicant for additional accommodation is acknowledged the bungalows in this road have fairly low pitches which make first floor conversions difficult. The proposal would result in the existing 2-3 bed bungalow being converted to a 4 bed property with an increase in available floor space from approximately 92 square metres to 147 square metres. While there is no restriction on how much a property can be extended, this does show the scale of the extension sought and why there are concerns regarding its size, scale and overall bulk. The proposed alterations and extensions are not subservient to the original bungalow and would result in a very dominant addition to the property which is only achievable through the changing the roof from a hipped to gabled, elongating the ridge, and adding a large rear addition and dormer window which is to the detriment of its appearance and character (see further design concerns within the street scene/character area section of this assessment).

The combination of the proposed rear extension, the introduction of a large flat roofed dormer, and the creation of a gable at the back in place of a hip, would result in an excessively bulky and awkwardly designed roof structure which would be out of character with other bungalows on the street.

Street Scene & Area Character: The principle concern is the impact of the proposed extension, in particular its altered roof and resultant mass upon the street scene of Vespasian Way.

Vespasian Way is made up almost entirely of bungalows of two differing designs gable ended properties with shallow front projections and properties with deep front projections and fully hipped

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

roofs. The vast majority of these bungalows have remained relatively untouched, maintaining much of their original strong 1950s character. This has been highlighted by the street's inclusion within the Scantabout and Peverells Wood Character Area which states that "the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties." Although this document doesn't pay specific attention to bungalows, it does emphasise the importance of not diluting local distinctiveness.

The proposed alterations to and conversion of the roof fails to take account of the context of the site and its surroundings in that this section of Vespasian Way is characterized by modest detached bungalows with full hipped roofs. The properties are built up to the boundaries however the hipped roofs allow for separation and space between properties. The proposed alterations to the roof change the hipped roof to gable ends through the elongation of the ridge in comparison to neighbouring properties. The resultant property will not complement either style of property in the street appearing half way between the two styles. The alterations to the roof greatly increase the bulk of the roof eroding the spacing between the host property and its neighbours. This will result in creating an unduly dominant built form that would be detrimental to the visual amenities of the street scene and the wider character and appearance of the locality.

It is acknowledged that other roofs on the street and in the local area have been altered, but this hasn't taken place to such an extent on Vespasian Way as to alter the street's character, which in large measure stems from the modest scale and uniformity of the bungalows.

Residential Amenity: The proposed development is not considered to result in any over bearing or loss of outlook impacts due to the rear extension only projecting an additional 2.5m, albeit at two storey, changing land levels, and the separation between properties.

In terms of privacy, while the proposal would introduce rear facing first floor windows which at present do not exist. These new windows will inevitably allow opportunities for an element of overlooking into neighboring gardens however such views from first floor bedroom windows of adjoining rear gardens are a common feature of urban development and do not give rise to undue loss of privacy, mainly because bedrooms and gardens are normally in use at different times of the day. These windows are also located well over the minimum 22 metres required between first floor facing windows. The side facing velux windows may also introduce an increased opportunity for overlooking however their location further forward on the roof plane will look onto the blank roof planes of either neighbour and are therefore also not considered to result in any unacceptable overlooking.

While the increased height and depth of the extension would cause additional overshadowing, the distance between the application dwelling and its immediate neighbours, together level differences and the form of the extension would not result in any adverse loss of light to either neighbour.

Other matters: The site retains an adequate garden and can has sufficient space to provide the increased parking required.

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

In view of the above the proposal is considered to conflict with the requirements of saved policy 59.BE, emerging policy DM1 and the Character Area Appraisal. It is therefore recommended for refusal.