HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78371

DESCRIPTION	Two storey side extension & balcony & single storey rear extension
ADDRESS	41 Broomhill Way Eastleigh SO50 4RL

SITE VISIT DATE	26/5/2016
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 two storey side extension with balcony and a single storey rear extension • The two storey side extension will extend 4.9 metres in width, project 3.3 metre in depth and 6.2 metres in height. The balcony will extend from the side and project 1.5 metres in width, project 3 metres in depth and 3.7 metres in height • The single storey rear extension would project 6 metres in depth, extend 5.4 metres in width and 3.8 metres in height
TOPOGRAPHY	• Relatively flat and level
TREES	• Protected oak in the rear garden
BOUNDARY TREATMENT	• The boundary treatment is a mix of dense hedging and curved fence on the boundary with number 40
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling at the end of a cul-de-sac • There is a detached garage which sits in front of the dwelling • There is a canopy which extends from the front door across the bay window • There is a small single storey side extension • The rear garden is a good size and well landscaped

THE SITE AND ITS SURROUNDINGS

	• To the north of the application site there is open space
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar style of dwellings which are part of a comprehensive development in the early 1980's

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ALLB	None received
CRT	The following conditions will need to be included on the decision notice: 1. The development must accord with the Arboricultural Impact Assessment and Method Statement (Ref. 3041-034) dated 29/06/16. Tree protection must be addressed as per the Tree Protection Plan. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality. 2. No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the proposed tree protection. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Assessment and Method Statement will be addressed at this meeting. This tree condition may only be fully discharged on completion of the development subject to satisfactory written evidence of monitoring and compliance by the pre-appointed tree specialist during construction. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area, river buffer 400m, SAC, SPA, Ramsar 7000m Adjacent to SINC site

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

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy 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 Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)
Supplementary Planning Guidance: Character Area Appraisal Eastleigh (2008)

CHARACTER APPRAISAL AREA

Eastleigh Character Area – no specific guidance

SPECIAL POLICY AREA

NA

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

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None received

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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.

Impact upon the Character and Appearance

The Quality Places SPD requires two storey side extensions to be setback, this allows for the main dwellinghouse to be dominant, as it avoids a 'terracing effect'. The proposed two storey side extension would in effect be a first floor side extension as it would be built upon top of the existing single storey side extension and no set back is proposed. To the north elevation there are no neighbours as the site is adjacent to woodland, meaning that there is an 'open' character. The absence of the set-back is in this instance acceptable when taking into consideration the 'open' character of the site would be retained and therefore this is acceptable.

The siting of the application site being at the end of the cul-des-sac and general arrangement of the neighbouring houses, means that the host dwelling is not visible from the streetscene unless standing immediately in front, owing to these factors the proposed two storey side extension would barely be visible, and as the majority of the built form is already in existence, there will be very little impact upon the streetscene. Likewise the balcony would not be visible and is acceptable.

The proposed single storey rear extension would be sited on the boundary with number 40 and would not extend the entire width of the host dwelling. Whilst the depth is larger than what would normally be permitted, it is considered that the fact that it wont extend the entire width of the host dwelling, this will considerably reduce the scale and mass of the proposal therefore this element is acceptable.

Residential Amenity

There are no neighbouring occupiers to the north of the application who would be affected by the proposal. Owing to its siting the proposed two storey side extension and balcony would not be visible to the occupiers of number 40, therefore there would be no undue harm to these occupiers. The provision of a balcony especially the one proposed would have generally raised concerns in terms of its impact upon the privacy of neighbouring occupiers. On this occasion as already mentioned, owing to the siting of this element of the proposal no neighbours will be overlooked and therefore this is acceptable.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposed single storey rear extension will be sited on the boundary with number 40, owing to the orientation of the application site being to the north, the level of daylight received to this neighbour will be unaffected. In terms of the impact upon the privacy and outlook, the neighbours would look upon an expanse of brickwork, which is considered to be balanced out by the fact that this element is single storey and there would be no windows or doors at this elevation. A condition will be attached preventing doors and windows to this elevation.

Nature Conservation

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 not required for this development though it falls inside the designated zone of impact owing to its distance.

Trees

There is an Oak tree in the rear garden which is afforded a tree preservation order. Information has been submitted regarding the tree and what measures will be put in place to protect the tree during the build. The Head of Countryside and Trees has found the information satisfactory and the requested conditions will be attached.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 two storey side extension & balcony & single storey rear extension, represents a suitably designed householder extension which would not result in undue harm to the host dwelling, streetscene or indeed to the amenity of neighbouring occupiers. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan),Supplementary Planning Guidance: Quality Places (2011).