HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73779

ADDRESS	20 Horton Way, Bishopstoke, Eastleigh, SO50 8LU
DESCRIPTION	Single storey front and single storey rear extension

SITE VISIT DATE	11/1/2014
ARE PLANS ACCURATE?	The existing plans have been labelled as proposed. The plans however are easy to assess
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS	
DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey front and single storey rear extension • The front extension would project 1 metre in depth, extend 5 metres in width and 2.1 metres in height to the eaves. A pitched roof is proposed • The single storey rear extension would project 3.6 metres in depth, extend 7.3 metres to the full width of the dwelling, and 2.1 metres in height to the eaves. A pitched roof is proposed.
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• The boundary treatment consists of a mix of a 1 metre high brick wall, and 1.6 metre and 1.8 metre tall fence
SITE CHARACTERISTICS	• The site contains a detached bungalow • There hardstanding to the front for two vehicles • There is an existing conservatory which projects 2.2 metres in depth, extends 6.4 metres in width and is 2.1 metres in height to the eaves • There is a small wooden shed that sits on the boundary with number 21 • Number 19 have a conservatory which projects 0.5 metres beyond the rear of number 20's conservatory. Number 19's single storey wooden shed sits on the boundary with number 20 • Number 21 has been extended to include a two storey rear extension

THE SITE AND ITS SURROUNDINGS	
CHARACTER OF LOCALITY	• Horton Way is cul-de-sac characterised with detached and semi-detached bungalows • The site backs onto agricultural land and designated SINC area

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
NA		

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
Occupier of number 8	Object to the single storey front extension owing to the parking. Occupier has trouble exiting his drive and would like double yellow lines.

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	Concern at the impact of the boundary encroachment on to neighbour's land.

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 Policy DM1 of the Revised Draft Eastleigh Borough Local Plan 2011-2029 Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath 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

NATIONAL PLANNING POLICY GUIDANCE

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

Bishopstoke Parish Council		See below		

The encroachment is not a planning consideration and therefore cannot be taken into account when discussing the merits of this application. The owners have served a notice to number 19.

COMMENT ON REPRESENTATIONS RECEIVED

	Objection received from number 8		See below		

The proposed single storey front extension would project one metre in depth. It is now known how this would affect parking on the existing hardstanding, or how it would affect the occupier of number 8. The issues the objector has raised about parking are not dealt within the planning remit.

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

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 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 states that the design and appearance of the front of houses are important aspects in defining the character of residential areas. Only modest front extensions, which are in keeping with the character of the existing house, will be allowed.

The proposed single storey front extension would project one metre and depth and would be a modest addition to the front elevation.

The SPD states that rooflines form an important element of the streetscene and can have a have a harm effect if not carefully designed. A pitched roof is proposed to the front extension.

Whilst it is acknowledged that there may be a concern that it could appear dominant, the pitched roof element would follow the pattern of development in the street. Furthermore, the ridge would be set lower than the original roof, it is therefore considered that overall the proposed single storey front extension would be in proportion to the main dwelling.

The proposed single storey rear extension would replace the existing conservatory. It would project 1.4 metres further in depth and extend the full width of the host dwelling. A pitched roof is proposed which again, is considered to reflect the pattern of development on Horton Way. It is considered that the proposed single storey rear extension would be a proportionate and sympathetic addition.

It is considered that the single storey front and single storey rear extension would not have an adverse impact upon the character and appearance of the host dwelling or indeed the surrounding area, in accordance with policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

Residential Amenity

The proposed single storey front extension is not considered to have an impact upon the amenity of neighbouring occupiers.

The proposed single storey rear extension would be sited on the boundary of number 19. The proposed plans show that the guttering would encroach over the boundary. The local planning authority has written to these occupiers (as well as others) to publicise the planning

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

application, and the applicants have completed Certificate B of the planning application form to declare that notice has been served to the occupiers.
It is worthwhile noting that no objection has been received from these occupiers.
The rear of number 21 projects approximately one metre beyond the rear of number 20. The proposed single storey rear extension would project 2.5 metres beyond the rear of number 21, and three windows and a door is proposed in the flank elevation that would look onto number 21. There are already two windows that look onto the flank elevation towards the front of the house, which is where the door is proposed. It is considered that no adverse impact would arise to the privacy or outlook as the proposed door would look onto a brick wall.

The proposed window would be inserted towards the rear and would look onto the boundary fence which is approximately 1.6 metres tall. It is considered that the addition of the window to the rear would not have an adverse impact to the privacy of number 21. Overall it is considered that the additional depth would not cause anymore harm, than that would arise should the applicant extend the property under permitted development.

It is considered that the single storey front and single storey rear extension would not have an adverse impact upon the character and appearance of the host dwelling or indeed the surrounding area, in accordance with policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

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 front and single storey rear extension would not have and adverse impact to the character and appearance of the dwelling or indeed the streetscene, or to the amenity of neighbouring occupiers, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).