HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77198

DESCRIPTION	Alterations to front façade including porch extension, erection of single & first floor side extension with balcony & rebuild of existing double garage
ADDRESS	Tanglewood 56 Satchell Lane Hamble-Le-Rice Southampton SO31 4HL

SITE VISIT DATE	4.11.2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Alterations to front façade including porch extension. This mainly comprises the extending of the western side wall of the front gable in line with the overhanging eaves. The facing walls either side of the new entrance door will be glazed. The proposed first floor extension will be over the existing single storey side extension. An additional single storey side extension is to be positioned behind the existing side extension. A gable roof will cover over the side extensions of which the first floor accommodation will be within the roof. The first floor level is proposed to be in line with the front and eaves of the gable roof. A balcony is inset within the rear roof slope. The replacement double garage will be the same size, design and appearance as the existing.
TOPOGRAPHY	Relatively flat.
TREES	Number of trees within rear garden including a belt of 9 oak trees which flank the eastern site boundary that are covered by a TPO (222/G1) and 4 oak trees within the south west corner of the site also covered by a TPO (222/G2). These are situated at a distance from the dwelling house and garage. The tree officer has no arboricultural concerns.
BOUNDARY TREATMENT	Mixture of trellis fencing and mature planting.
SITE CHARACTERISTICS	Large detached dwelling house situated on an extensive rectangular plot. The dwelling house was altered and extended in 1991 to provide accommodation within the roof space. The dwelling house has a half hipped roof of which the front roof cat slides down to a single storey eaves height. A front gable projects from the eastern end of the front of the house. The front and eastern side of the gable is hipped with a cat slide roof to overhanging eaves at single storey height on the western side. Two gables are positioned either end of the rear roof slope. A flat roof dormer is centrally positioned within the roof slope. The gables and rear roof slope have a two storey eaves height. There is a detached double garage under a pitched roof situated to the western side of the dwelling house. A single

THE SITE AND ITS SURROUNDINGS

	storey extension with a mansard roof projects from the west elevation. The site is accessed via a private drive leading off Satchell Lane to The Boathouse.
CHARACTER OF LOCALITY	1970s to present day low density development in north Hamble to the east of Satchell Lane and immediately to the west of Satchell Marsh.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28178/009/00	Construction of two storey side extension with second floor terrace.	Permit 2002
Z/28178/006/00	Construction of single storey side extension.	Permit 1995
Z/28178/002/00	Alterations and extensions to form three storey dwelling and continued use of annexe for occasional accommodation as granny flat.	Permit 1991

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble-le-Rice Parish Council	It was resolved to leave the decision to the Officer.
Trees Officer	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area Adjacent to Flood Zone 3

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 39.ES, 45.ES.

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' DM1, DM4.

Supplementary Planning Guidance : Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH33.

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, flood risk, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		

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

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 just within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The alterations to the porch will reduce the overhang of the eaves and will slightly increase its footprint. Furthermore, the perceived increase in the enclosed area of the porch will be even further reduced by the use of glazing. The proposed first floor and single storey side extension will be covered by a gable roof which is set down from the ridge of the host roof and only slightly above the roof eaves to the rear. Furthermore, the pitch of the gable roof matches that of the main roof. The resultant side extension maintains a slight recess back from the front and the proposed single storey extension behind is also set back from rear edge of the main dwelling.

The first floor extension will fill a small gap above the existing side extension between the dwelling and the garage. However, given the lower height and the set back of the property from the front, it is not considered to result in an overdeveloped appearance. Furthermore, a street scene will show a downward graduation of heights from the main dwelling to the proposed extensions and the lower height of the replacement garage. Overall, it is considered that the proposed extensions are of a subservient scale, height and form to the dwelling.

The existing garage is considered to be of a subservient size to the host dwelling and plot. The proposed replacement garage will be the same size, design and appearance as the existing, thus retaining the same subservient relationship.

Residential Amenity: The proposed first floor and single storey extension is positioned 9 metres from the boundary with the adjoining property at no.54a of which the garage and established planting is positioned. The balcony is recessed back from the rear edge of the extension affording similar views to that of the adjacent window into the rear. There will be limited opportunities to view into the rear garden of the adjacent property at no.54a due to the position of the balcony which is further restricted by the mature boundary planting. As such there will not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. The established planting between the boundaries further mitigates any impact.

The existing garage is set away from the boundary by 1.8 metres from the boundary with no.54a. Furthermore, the garage is adjacent to the attached garage at no.54a which is also set away from the boundary slightly. This is considered an acceptable side to side relationship between the garages for the respective properties and will limit any potential overbearing or visually imposing impact into the rear gardens. The proposed replacement garage will be the same footprint and height as the existing garage and thus, there will be no change to this relationship.

Street Scene/Character Area: The application site is located down a private driveway and will not be viewed from the public realm. As such the proposal is not considered to have a material impact on the character of the locality.

Impact on flood risk: A flood risk assessment was submitted with the application which states that the floor levels within the proposed development will be set no lower than the existing levels. Furthermore, the extension is to be built over existing hard standing as opposed to any permeable surface within the site and thus, will not increase flood risk. As such it is considered that the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

proposed extension and replacement garage will not result in a significant impact to flood risk. The proposals therefore comply with the requirements of saved policies 39.ES, 45.ES and emerging Policy DM4.

Parking: The existing driveway together with the replacement double garage can easily accommodate the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD for a dwelling with 4 or more bedrooms. The application is therefore considered to comply with this element of saved Policy 59.BE of the current Local Plan and Policy DM24 of the Submitted Local Plan.

Nature conservation: The application site falls within the HRA (Habitat Regulations Assessment) screening being within the designated zone of impact. Being only small scale householder development and being single storey in form it is automatically screened out as being unlikely to result in significant impact on a European Protected site (SPA,SAC or Ramsar).

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.