REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71588

DESCRIPTION	Erection of single storey rear extension
ADDRESS	46 New Road Netley Abbey Southampton SO31 5DP

SITE VISIT DATE	07 December 2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a single storey rear extension following the removal of the property's existing conservatory. The extension has a sloping roof falling away from the property and measures 4.56m in depth, 5.105m in width and 3m in height at the point at which it abuts the main dwellinghouse. The extension will be situated on the boundary between the application site and the adjoining dwelling, No. 46A New Road; as a result part of the existing fencing which currently marks this boundary is to be removed.
TOPOGRAPHY	The site slopes gently from the rear elevation of the property down to the rear boundary of the plot. This part of New Road also slopes from north-west to south-east; as a result the application dwelling is situated at a slightly lower level than the neighbouring property to the north, No. 44 New Road.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The side boundaries of the rear garden are marked by 1.8-2m high close-boarded fencing; as mentioned above a portion of the fencing on the southern boundary will be removed as part of the proposals. The rear boundary of the garden consists of 1.4m high fencing with trellis above, as well as a low-level gate providing access from the parking area situated to the rear of the plot.
SITE CHARACTERISTICS	The application property is a semi-detached two-storey dwellinghouse constructed in the late 1980s. The dwelling is situated on a relatively narrow plot with car parking to the rear which is accessed from New Road. The property has an existing rear conservatory which is to be removed to allow for the proposed extension.
CHARACTER OF LOCALITY	The site is within an established residential area consisting of predominantly two-storey dwellinghouses of a mixture of designs and house-types; notwithstanding the application property and the immediately surrounding dwellings, the majority of houses within this area date from the Victorian/Edwardian period. The Netley Abbey Conservation Area is situated directly to the west of the site.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28593/000/00	REGULATION 4 PROPOSAL: ERECTION OF 12 HOUSES AND 12 OLD PERSONS FLATS WITH ACCESS ROAD AND PARKING AREAS	GRANT DEEMED CONSENT – 03/03/1986

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
33-34 Victoria Road, Netley	The occupier of No. 33-34 Victoria Road (which is situated to the rear of the application site above the co-op store) has raised concerns in relation to the following issues: • The impact of the development (presumed to be during the construction phase) on the access to her property which is via the side road running alongside No. 46a New Road (this also provides vehicular access to the parking area serving the application dwelling). • Existing parking issues in and around New Road. • The fact that she is able to see into the application dwelling from the roof terrace at her property.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No Objection
Head of Environmental Health	The Head of Environmental Health has advised that the application site is located directly on a former depot/works as shown on historical ordnance survey mapping as well as on highly permeable strata. They have, therefore, recommended the imposition of a condition on the planning consent requiring the submission of a contaminated land assessment prior to the commencement of development. Additionally, they have also suggested the imposition of restrictive conditions regarding hours of work and 'no burning' during the construction process.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) – Saved Policy 59.BE
Pre-Submission Eastleigh Borough Local Plan 2011-2029 – Policy DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH1

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

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NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – Whilst the comments of the Head of Environmental Health are noted, in this instance the suggested conditions are considered to be too onerous for a development of this nature and their imposition is deemed therefore to be unreasonable in this case.				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		
Other – With regards to the concerns raised by the occupier of No. 33-34 Victoria Road; the application has no impact on the private access or rights of way and the relationship between the balcony of No. 33-34 Victoria Road and the application property already exists and will not be altered or affected by the proposed development.				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2011) 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.

Eastleigh Borough Local Plan (2011-2029) Pre-Submission Consultation August 2012:

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Policy DM1 (General criteria for new development) which is a replacement for the aforementioned Saved Policy 59.BE of the current Local Plan and essentially replicates its requirements in relation to developments of the nature proposed as part of this planning application.

Assessment of Proposals:

The application proposes the erection of a single storey rear extension to a semi-detached two-storey dwellinghouse set on a relatively narrow plot. The extension has a sloping roof falling away from the property and measures 4.56m in depth, 5.105m in width and 3m in height at the point at which it abuts the main dwellinghouse.

In terms of its size, scale and design, when viewed in isolation the proposed extension is considered to be acceptable; whilst it is recognized that its depth is relatively significant at just over 4.5m and is as such on the limit of what would be deemed to be proportionate to the main dwellinghouse, in this case it is not considered to be overly excessive. The property will also retain a reasonable garden length and therefore the development is not considered to constitute overdevelopment of the plot. As the extension is situated at the rear of the dwelling it will not be visible from the street-scene and it is not considered that the development will have any detrimental impact on either the character of the immediate or wider surrounding area.

With regards to residential amenity, particular consideration has been given to the impact of the proposed development on the adjoining neighbouring property, No. 46a New Road. As originally proposed and as a result of the scale of the extension and in particular it's siting on the shared boundary, the development raised some slight concerns with regards to the potential for overbearing impact and for loss of day light for the occupiers of the neighbouring dwelling. As the existing fencing between the two properties is to be removed to facilitate the extension, this will result in a relatively substantial solid brick wall abutting the shared boundary in close proximity to the neighbouring dwellings lounge/dining room window. It would, however, avoid the need for the extension to be set slightly off the boundary which can cause long term maintenance issues. The Council's SPD on Quality Places sets out a 45 degree test for day light checking on extensions; and as originally proposed the rear extension marginally failed this test.

The applicant was asked to considering amending the design of the extension by way of a reduction in both its height and depth as well as by stepping the southern elevation in from the shared boundary, such that the existing fencing could be retained in order to soften the impact of the extension. Whilst the applicant has reduced the overall height of the extension slightly by 0.1m and has amended the pitch of the roof, its siting and depth have remained as originally proposed. The Local Planning Authority must therefore consider whether the impact on the amenity of the occupiers of the neighbouring dwelling is substantial enough to warrant the refusal of the application. In this instance, due to the extension being sited to the north of the adjoining neighbour, it is considered that the proposal is a marginal case but on balance it is not deemed that the impact will be sufficiently detrimental such that the decision to refuse the application could be justified in the event of a subsequent appeal.

OTHER MATERIAL CONSIDERATIONS

It is considered that there is/are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

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CONCLUSION

Overall, the application is considered to comply with the relevant Development Plan policies and is subsequently recommended for approval subject to conditions.