HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78955

DESCRIPTION	Single storey side & rear extension
ADDRESS	3 Beacon Mews Beacon Road West End Southampton SO30 3JX

SITE VISIT DATE	1/7/16 – Another site visit was not deemed necessary has there have been no changes in site circumstances
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 single storey side and rear extension. • The side element will extend 1.8 metres in width, project 6 metres in depth and 3.5 metres in height • The rear element will project 5.9 metres in depth, extend 4.8 metres in width and 3.5 metres in height
TOPOGRAPHY	• Generally flat and level
TREES	• There are trees afforded a tree preservation order on site
BOUNDARY TREATMENT	• Mix of fencing and tall dense trees at the rear and tall dense hedging at the front
SITE CHARACTERISTICS	• The application site contains a two detached dwelling set in a cul-de-sac • The dwelling has off road parking for two vehicles • At the front elevation there is very large double garage which juts out considerably
CHARACTER OF LOCALITY	• Beacon Mews features three detached dwellings which were built in the 1980's following the severance of the land which belonged to Beacon lodge which is immediately to the front the north of the application site

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/16/78464	First floor front extension, side & rear single storey extension	Refused 8/7/2016
Q/15/77117	Pre application enquiry: Single storey side & rear extension & first floor front extension	7/10/15, concern with the first floor front extension

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
WND	No objection
CRT	The following conditions will need to be included on the decision notice: 1. The development must accord with the Arboricultural Report prepared by James Fuller Arboriculture (ref. JFA0084) dated July 2016. Tree Protection must be addressed as per the Tree Protection Plan enclosed within the report. 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 Assessment and Method Statement will be addressed at this meeting.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	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 400m, SAC, SPA, Ramsar 7000m Special Protection Area-recreational disturbance zone

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: Hedge End, West End and Botley Character Area (2008)

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area
• Maintain the predominant orientation of ridgelines in the existing development relative to the slopes on Western Road and Southern Road
• Retain the grass verges.

Owing to the siting of the extension, the guidance is not considered relevant.

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

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 requires development to take full and proper account of the context of the site including the character and appearance of the locality. This requirement is reiterated within the guidance contained within the Council's adopted Quality Places Supplementary Planning Document, as well as in the NPPF which states 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" (paragraph 64).

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others. Further to which the SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.
This application has been submitted following a refusal, where a first floor front extension was also proposed to be built on top of the single storey garage which was refused owing to the following concern:

'The prominent siting and existing scale of the garage raises great concern over this element of the extension. The proposal exhibits no elements of subservience instead creating a continuous and excessive building mass where the resultant property would appear far larger than the neighbouring properties. The proposed first floor front extension would exacerbate the bulk and would subsume the character of the host dwelling and would result in a dominant and top heavy appearance which would be visually obtrusive when viewed from the street, and is therefore contrary to policy'.

The front extension has been omitted and the application is seeking consent for a single storey side and rear extension which was considered acceptable.

The host dwelling is part of a comprehensive development of three detached dwellings

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

and occupies a prominent corner plot within the streetscene. There is no concern with the proposed single storey side and rear extension which is considered to be a proportionate extension which would be in scale and mass in relation to the host dwelling, and owing to its siting would not be visible from the streetscene.

Residential Amenity

The Quality Places SPD requires proposals to take into account the relationship between neighbouring properties to ensure a reasonable level of daylight is achieved.

There is no concern that the proposed single storey side extension would have undue harm to the amenity of neighbouring occupiers. The boundary treatment consists of dense shrubs, fencing and trees all of which are rather high where only the very top parts of the neighbours roofs are visible. Therefore this would also be the case for the neighbours looking towards the host dwelling.

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) screeningwas not required for this development as though it falls inside the designated zone of impact, the siting is far enough away not to cause a concern.

Trees

The head of Countryside and Trees has raised no objections and has asked for conditions to 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 single storey side and 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 neighbours. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local

CONCLUSION

Plan 2011 - 2029, July 2014, policy DM1, Supplementary Planning Guidance: Quality Places (2011).