HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76427

DESCRIPTION	First floor side extension
ADDRESS	51 Winchester Street Botley Southampton SO30 2EB

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	First floor side extension with a pitched roof which is stepped in and down slightly from the main house. The extension measures 2.6m(w) by 7.4m(d) by 7.4m(h). The porch shown on the plans has already been permitted under F/10/68287 and this permission has been implemented.
TOPOGRAPHY	Flat
TREES & BOUNDARY TREATMENT	To the rear of the site in garden to no.55a there are a number of trees along the boundary, including 6m high leylandii and a protected Oak Tree in the far corner. There is also one protected Oak Tree at the front. The remainder of the garden is enclosed by 2m high close boarded fencing.
SITE CHARACTERISTICS	Large two storey detached house set in a reasonable sized plot. The house was previously two properties that were converted into a single house and has been heavily extended.
CHARACTER OF LOCALITY	Residential with a mix of dwelling types.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/68287	First floor front, single storey side and rear extensions, partial garage conversion and new front porch	Permit (May 14)
F/10/67998	Two storey rear, first floor front, single storey side and rear extensions, partial garage conversion and new front porch.	Withdrawn (Nov 10)
F/04/50477	Construction of two storey and single storey side extension and detached garage within front garden	Permit (May 04)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of objection	• Property has been extended by over a third of its original size. The house is visually intrusive and not in keeping with

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	surrounding properties. A further extension will increase its dominance over the cottages alongside it and result in an overdevelopment of the site. • Likely to result in an increase of people at the dwelling and therefore an increase in traffic movements and car parking problems. • Further vehicle movements and additional noise, dirt and disruption during building period. • Concern that Oak tree in garden of 55a will be damaged.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	No objection, subject to the following comments: · The building is already substantially bigger than neighbouring properties, the increased mass together with the extended roofline will be visually intrusive. · This property has been extensively extended and as is closely surrounded by other buildings. Conditions are requested to help minimise the causes of disruption and nuisance which may affect neighbouring residents. Namely, before the commencement of building work the contractor should be required to provide proposals to minimise noise pollution and measures for the containment of dust pollution. Residential parking causes congestion and impedes traffic flow on Winchester Street outside this property therefore in the interest of traffic management and highway safety the contractor should be required to prepare a vehicle/parking plan to prevent contractor's vehicles parking on Winchester Street or Alexandra Way. · A further condition is requested to identify measures to protect the TPO tree to the front of the property.
Tree Team	No objection - I have no arboricultural concerns.

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), saved policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: 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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 49
Guidance states:

- Retain the grass verges on the eastern edge of Winchester Street.
- Mitigate the effects of the heavy vehicular traffic on Winchester Street in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

SPECIAL POLICY AREA

None

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 & REPRESENTATIONS RECEIVED

None received		See below	X	

The neighbour letter is concerned about the extension leading to increased traffic movements and car parking. However, this is unlikely to be the case as the numbers of bedrooms is actually being reduced from 7 to 5. This means that there is likely to be less people staying at the property and so a lower car parking demand than at present.

All comments made by the Parish Council, Tree Team and neighbouring resident have been noted. The amount of development, traffic movements and impact on protected trees will be discussed in the assessment section. The request to condition noise, dust & car parking has been considered but are not considered appropriate for what is a householder extension. Instead a note to applicant will be used on the decision notice.

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.

Amount of Development

While the dwelling has been heavily extended and is undoubtedly the largest in the vicinity, the size of the house is nevertheless in proportion to its plot. The building and land originally being two houses and later being converted into a single dwelling. The design and size of properties along Winchester Street vary greatly and so the proposal is considered to have less of an impact on the character and appearance of the street scene compared to where properties are more uniformed.

The sites has a large gravelled frontage that is able to accommodate at least three on site car parking spaces, which is required for a house of this size (as set out within residential parking standards SPD). The frontage is also able to accommodate any additional visitor or contractor parking when required.

Character and Appearance

The proposal under consideration is for a 2.5m wide first floor extension, which is a modest extension to the large property. The house is set back in the plot with the proposed extension positioned in from the side boundary, leaving a distinct visual gap between the property and its immediate neighbour (no.53). The extension has been designed so that it fits in with the detailing and proportions of the existing house and will help bring the two sides of the property back into balance. The house previously having been extended at two storey level on its south eastern side. Overall, the proposal is considered to be an acceptable addition to the existing house that will not materially affect the mixed residential character and appearance of the locality.

Residential Amenity

The first floor extension is adjacent to the side wall of no. 53, which contains three small windows. However, the size of these windows indicates that they are likely to be secondary windows and not windows to main rooms. The side and position of the first floor extension means it will not have an unacceptable impact to neighbouring dwellings (by way of a loss of light, outlook, overbearing impact or overlooking).

Other issues

- The site retains a good sized frontage and garden area and so the proposal is not considered to result in the overdevelopment of the plot.
- The first floor extension is a significant distance away from both of the protected Oak Trees and the Council's Tree Officer has not raised any objection to the scheme.
- The proposal is not considered to result in a likely significant impact on a European Protected

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

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

The development complies with the requirements of Policy 59.BE and is recommended for permission.