HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/17/79957

DESCRIPTION	Two storey and single storey extension to form link between house and garage/workshop & conversion of garage/workshop into habitable accommodation
ADDRESS	25 Crowsport Hamble-Le-Rice Southampton SO31 4HG

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The planning application seeks permission for: • Flat roof two storey side extension, which is level with the main roof and measures 5.2m(w) by 6.1m(d) by up to 6.5m high. • Rear conservatory with a mono-pitched roof measuring 5.2m(w) by 3.8m(d) by 3m(h). • The new extensions links the house to the existing detached double garage, which will be part converted into a bedroom. • Pitched roof, open sided, structure wrapping around the front and side of the building to act as an entrance porch. • The proposal includes the addition of a new chimney for the wood burning stove.
TOPOGRAPHY	Site is located at one of the highest points in Crowsport Estate. The site drops from the front to the back, with the side garden being partially terraced. To the rear, no 26 is on lower ground.
TREES	No trees affected
BOUNDARY TREATMENT	Mix of fencing and high hedging (2m).
SITE CHARACTERISTICS	The site comprises a two storey detached dwelling and a detached double garage. To the rear of the site is a footpath which links Crowsport to Satchell Lane.
CHARACTER OF LOCALITY	The site is located in residential area and within the Crowsport Estate special policy area. The area has a unique character of its own comprising modern style flat roofed buildings of cubic form which are rendered white. Although the estate mainly comprises single storey structures to begin within, this has changed over the years, partly in light of appeal decisions so that now the estate is characterised by both two storey and single storey structures of this type. Nos. 24 to 28 Satchell Lane back onto the application site, separated by a footpath. Nos. 15 and 16 Crowsport (bungalows), south east of the

THE SITE AND ITS SURROUNDINGS

	application site are accessed from Satchell Lane. No. 7 Crowsport, is north west of the site. No. 26 Crowsport is also a bungalow.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/14/74525	Two storey & single storey extension to form link between house & garage	Permit 23/06/2014
C/13/72866	Single storey extension to link house with existing double garage into habitable accommodation (amended scheme)	Permit 21/08/2013
F/07/60843	Two storey and first floor extensions and erection of replacement balustrade and roof terrace (amended design to include raising of parapet wall by 0.5m)	Permit 02/11/2007
F/07/59514	Two storey and first floor extensions and erection of replacement balustrade and roof terrace (amended design to F/06/57876)	Permit 04/05/2007
F/06/57876	Two-storey side and first floor extensions and erection of replacement balustrading on roof terrace	Permit 03/11/2006
Z/29043/000/00	First floor extension	Refuse 05/11/1986
Z/29043/001/00	Alterations and extensions to existing dwelling	Permit 02/04/1987
Z/29043/002/00	Construction of single storey side extension	Permit 30/03/1999
Z/29043/003/00	Construction of garage/ workshop following demolition of existing garage.	Permit 11/07/2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	It was resolved the Parish Council of Hamble-le-Rice is content for the decision to be made by the officer via delegated powers
Conservation and Listed Buildings Officer	<u>Holding objection</u> Both the existing building and the proposed extension contain elements that are contrary to the Hamble Conservation Area Supplementary Planning Document which states that in order to preserve its unique style, developments including extensions will not be permitted unless the design reflects the scale, form and character of the estate with the following elements of flat roofs with parapets, walls of white render, simple rectangular windows without glazing bars and first floor extensions not exceeding half the ground floor. The existing building contains two items contrary to the guidance including at least two windows near the front door that have top vents

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	contrary to the character of the original building conception and some external walls painted in dark red which again is contrary to the original concept of the estate. These windows are not shown on the drawing as existing and the design and access statement refers to the new walls being 'mainly rendered with a paint finish to match the existing'. The dark red colour is not acceptable. Unfortunately all the existing windows appear to be plastic which do not have the same elegance as the Crittal ones that would have been installed originally - aluminium would look better than plastic but not as good or slim as the Crittal metal ones that are now available in a new thermally broken format. The roof format has been fully complied with and the 50% rule taken right to the limit with a total floor area of some 340sq.m. - a generous sized house which will probably be about the largest on the estate, so quite big enough and this should be the last extension permitted to this building.
Crowsport Residents Association	No response
Hampshire Gardens Trust	No response
The Gardens Trust	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Crowsport Special Policy Area Within a Hamble Conservation Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE, 169.LB, 184.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 and DM10 (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 Documents: Hamble Conservation Area, Quality Places, Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

Crowsport Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework
Para 12 One of the core principles - conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations
Para 65 Local planning authorities should not refuse planning permission for buildings or infrastructure which promote high levels of sustainability because of concerns about incompatibility with an existing townscape, if those concerns have been mitigated by good design (unless the concern relates to a designated heritage asset and the impact would cause material harm to the asset or its setting which is not outweighed by the proposal's economic, social and environmental benefits).
Para 129 Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset). They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
Para 131 In determining planning applications, local planning authorities should take account of: the positive contribution that conservation of heritage assets can make and the desirability of new development making a positive contribution to local character and distinctiveness.
Para 137 Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favorably.

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

None received		See below		

The comments raised by the conservation officer have been considered, but as these relate to the existing house rather than the proposed extension and so cannot be resolved through this planning application. A condition will be imposed to ensure that the new building work is rendered white to fit in with the original concept of the estate.

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		

Other …

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."

MATERIAL CONSIDERATIONS

Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section 66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

"The Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

In addition, Section 72(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."

Planning Background

The proposal is for the same scheme that was previous permitted in June 2014 (under C/14/74525). The previous permission has not been implemented and is soon due to expire. Since the planning permission was granted there have been no significant changes in planning policy or the site circumstances to warrant an alternative decision. As such the proposal is recommended for permission in line with the previous planning officer's assessment (as set out below).

Planning Policy

The application site lies within the Hamble-le-Rice Conservation Area and the Crowsport Special Policy Area, and is therefore assessed against saved Policies 169.LB and 184.LB of the adopted Local Plan. Policy 184.LB states 'In order to protect the special character of Crowsport, development including extensions, will not be permitted unless the size, scale and architectural style, materials proposed and detailing closely reflect that of the existing development'.

Policy 169.B is a generic policy for conservation areas seeks to preserve and enhance the character and appearance of the conservation area through appropriate design, materials and scale of new development. This guidance is supported by saved Policy 59.BE, which requires proposals to take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood, and to be appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views.

The Hamble Conservation Area guidance note advices;

In order to preserve Crowsport unique style; developments including extensions will not be permitted unless the design reflects the scale, form and character of the estate and has:
i. roof forms that are flat with parapets, ii. walls that are of white render, iii. Windows that are of a simple, rectangular form without glazing bars, iv. First floor extensions that do not exceed 50% of the area of the ground floor.

Character and Appearance

The layout of this section of Crowsport is one of individual plots which interlock with neighbouring

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

properties, which results in a very close-knit feel between properties but with each house retaining its own sense of character. There is a need for consistency in considering applications relating to this cluster to ensure that the collective visual appearance of this group of houses does not detract from the special character of the estate, as well as the design of individual houses.

The scale, design, materials and proportions of the proposed extensions are appropriate to the existing dwelling and others on the estate. It is noted that several applications that previously were refused for first floor and two storey extensions within the estate have been allowed at appeal and clearly the principle of two storey buildings within Crowsport is considered appropriate. The roof format has been fully complied with and the 50% rule taken right to the limit with a total floor area of some 340sq.m, which will result in a generous sized house and will probably, be about the largest on the estate. On balance there is sufficient space around the house as extended to accommodate the resultant bulk of building, but thisshould be the last extension permitted to this building. Overall, the proposed extension is considered to be in keeping with and preserving the character and appearance of the conservation area and special policy area and the application is acceptable in this respect.

Residential amenity
In terms of residential amenity the application site is surrounded by residential properties. The extension however is orientated in a manner that does not follow conventional back to fronts layouts of more typical residential layouts.

Privacy and outlook.
The proposed extension will result in part in a two storey extension that moves closer to the west boundary of the site by between 5 to 7.5m. There will be corresponding new first floor windows on both the side and rear elevations. Although ground floor windows are also proposed these, by virtue of their ground floor location, will not result in harmful overlooking. The first floor side elevation windows (west elevation) will look in the direction of no. 28 Satchell Lane. There will be a distance of approx. 13m from the new first floor window to the rear boundary wall of that property. It is noted that land between the rear garden wall of no. 28 and part of the side boundary of the application site is also in the ownership of no. 28 even though is it outside of the defined curtilage of that property. Nevertheless that part of the property is used as an access, parking and turning area rather than a formal garden area. With this in mind, the actual distance of the first floor window to the closest point of no. 28's actual garden area (13m) is considered sufficient to avoid harmful levels of overlooking. For the same reasons the proposed extension is not considered to harm the outlook of that property also noting that the house at no. 28 will be located a distance of 32.5m approx. from the closest point of the extension. The same window on the west elevation is located approx. 6m from the closest point of the rear boundary of no. 26 Satchell Lane. That window (first floor west elevation) will have limited angled views over a small fraction of the rear garden of no. 26 Satchell Lane however as these views are not direct and over only small portion of the garden of no. 26 this is not considered to harmful overlooking. The rear elevation windows on the first floor would be located between 10 to 15m from the rear boundary of no. 26 Satchell Lane. This is considered a sufficient distance to ensure the application does not harmfully overlook no. 26 Satchell Lane.

A detached double garage sits between the proposed two storey extension and part of the rear boundary to no. 26 Satchell Lane. Furthermore the ground level where the extension is proposed is lower than that at both nos 26 and 28 Satchell Lane. This limits the visual impact of the extension to some degree however, in any event, the extension is considered sufficiently removed from the rear boundary of no. 26 (6m at its closest point to 17m) and it is considered overall that the extension will not be visually dominating as viewed from no. 26 Satchell Lane.

There are no windows proposed that would look in the direction of no. 7 Crowsport and this property

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

is sufficiently removed from the site. It is considered there would no harmful impact arising from the proposed extension upon the residential amenity of that property.

In respect of no. 24 Satchell Lane the closest first floor rear windows would be located approx. 19m from the rear boundary of no. 24. This is considered a sufficient distance to avoid harmful overlooking. It is noted that a detached double garage sits between the proposed two storey extension and the rear boundary to no. 24 Satchell Lane The same distance (19m) applies in respect of the distance between the rear elevation of the two storey extension and the rear boundary of no. 24 and as such it is considered there would be no harm to the outlook of no. 24 Satchell Lane.

In respect of nos. 15 and 16 Crowsport the rear elevation windows would be located between 8m to 9.5m from the rear boundary to nos. 15 and 16 Crowsport. The views from these windows are slightly at an angle in order to view nos. 15 and 16 and furthermore this part of the site is used as a large turning and parking area and as such the proposed extension is not considered to cause unacceptable levels of overlooking. There are no proposed first floor windows on the east elevation. The distance of 8m to 9.5m is considered sufficient to avoid harm to the outlook of nos. 15 to 16 Crowsport.

The proposed single storey extension is sufficiently small not to have a harmful affect upon the outlook of neighbouring properties or their privacy. Furthermore it is not considered to give rise to harm in any other respect upon the neighbouring residential amenity.

Highways
There is adequate existing driveway space to park 3 vehicles in accordance to the EBC Parking Standards for a 4+ bed dwelling. To ensure this is the case ongoing condition E03 is added, stipulating a minimum of 3 parking spaces.

Conclusion
Overall the scheme complies with saved policies 59.BE, 169.LB and 184.LB of the adopted Local Plan.

OTHER MATERIAL CONSIDERATIONS

The revised submitted Eastleigh Borough Local Plan 2011-2029 shows the Special Policy Area deleted from the proposals map as crowsport has been incorporated into the Hamble Conservation Area. 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.

CONCLUSION

Recommend Permit

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/17/79957

DESCRIPTION	Two storey and single storey extension to form link between house and garage/workshop & conversion of garage/workshop into habitable accommodation
ADDRESS	25 Crowsport Hamble-Le-Rice Southampton SO31 4HG

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	
TOPOGRAPHY	
TREES	
BOUNDARY TREATMENT	…m high fence / wall / hedge
SITE CHARACTERISTICS	
CHARACTER OF LOCALITY	

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
TGT	
ENG	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic/Local Gap Outside/Within Built-up Area Boundary Within Established Residential Area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Designated Conservation Area Within Site of Ancient Monument Within Site of Archaeological Interest Affects Setting of Listed Building Adjacent/Within Site of Special Scientific Interest Adjacent//Within Local Nature Reserve Adjacent/Within Site of Nature Conservation Interest Listed Building Grade I/II/III Within HRA Screening Area OTHER

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies

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'

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

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area
Hedge End, West End and Botley Character Area
Bursledon, Hamble-le-Rice and Hound Character Area
Eastleigh Character Area
Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

The Aviary Estate Special Policy Area
Campbell Road Special Policy Area
Hiltingbury Special Policy Area
Old Bursledon Special Policy Area
Crowsport Special Policy Area
Bournemouth Road Special Policy Area

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

None received		See below		

COMMENT ON CONSULTATION RESPONSES

Other …

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …					

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."

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.

The size and design of the …..is considered to be sympathetic to the existing property and the character of the locality due to…..

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to…….

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Nature conservation

The proposal is/is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was/was not required for this development as it falls outside/inside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

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