HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80170

DESCRIPTION	Two storey side and rear extension and single storey side extension
ADDRESS	2 Arun Road West End Southampton SO18 3LB

SITE VISIT DATE	29 March 2017
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal seeks to remove the existing conservatory at the rear of the dwelling. Extend behind the existing garage to provide a utility room. The scheme includes a two storey extension to the north elevation. This extension provides an extension to the living area and kitchen at ground floor, an larger bedroom with ensuite at first floor. The west (rear elevation) also includes a two storey rear extension. This provides a dining/living area on the ground floor and bedrooms. It is also proposed that Bedroom 3 is utilised as a study. However, there are no apparent alterations that prevent this room from being used as a bedroom. As such the proposal has the potential to be a 4 bedroom dwelling.
TOPOGRAPHY	Relatively flat however it is noted that there is a gradual drop in levels from the south to the north over the general area
TREES	None affected
BOUNDARY TREATMENT	The sites frontage is relatively open with a hedge on the north boundary. At the rear of the site is a brick wall between two blocks of garages forming the rear boundary to the north and west. The rear boundary fence with No.4 is of timber panels approximately 1.8m in height.
SITE CHARACTERISTICS	The application site is a two storey brick built dwelling. It has a pitched roof and a canopy above the ground floor of the front elevation

THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	The application site forms part of a residential estate development. As such the properties of the area are of a similar age, design and palette of materials to the application property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None relevant to this application		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No letters of representation have been received from the public	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	The proposed development, by reason of its excessive building bulk, siting and design, would create an incongruous and unduly prominent feature that would be detrimental to the appearance of Arun Road.

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 policy 59.BE applies

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

Hedge End, West End and Botley Character Area 55

1980s terraced/detached (multi-family)/detached development on multi-headed cul-de-sacs to the north west of West End.

SPECIAL POLICY AREA

The proposal is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and 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.

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	X	
The concerns raised by the Parish Council form part of the considerations of the application 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

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

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 on the Character and Appearance of the Area

The application dwelling is positioned on prominent corner plot at the junction of Arun Road and Townhill Way. The proposed side and rear extensions will be fully appreciable from the public realm to the north of the site.

In order to help mitigate the impact of the proposal the proposed side extension has been set back from the existing front elevation of the property so that it will appear subservient when viewed in the street scene to the east of the site. Furthermore it is proposed to use materials that match the facing materials used in the original dwelling. Such materials can be secured by condition.

However, the proposed side and rear additions to the dwelling result in substantial additions to the original property. The supplementary planning document 'Quality Places' advises that for houses, a minimum of at least 60% of the floor space will be required for private amenity space. The resulting development will severely diminish the available private amenity space at the rear of the dwelling. Furthermore the area between the north elevation of the proposal and the north boundary is unlikely to be successfully employed as an area of amenity space.

As such the proposal is considered to be of a scale that results in overdevelopment of this modest plot. The resulting cramped form would be to the detriment of the character of the area and is not considered to comply with the requirements of policy 59.BE.

Residential Amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking.

It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations have been received.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposals are located to the north of the nearest neighbouring property as such any loss of light is unlikely to result in any material harm to the light amenity currently enjoyed by the occupant of the neighbouring property.

Furthermore the two storey extension on the rear of the property is separated from the boundary with the neighbouring dwelling protecting the outlook from that property and mitigating any potential overbearing.

With regard to privacy the proposal does not include any windows that directly overlook the neighbouring properties. Furthermore the application site forms part of an estate development where mutual overlooking between properties can be expected.

Highway Matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).

It is unclear from the submission as to the total number of bedrooms contained within the property. The proposed floor plans demonstrate 3 bedrooms and a study. However, the study had previously been a bedroom and there are no details of any physical changes that would prevent the room from being returned to a bedroom at any time.

Garages which are provided to the minimum internal dimension of 6m x 3m will count as contributing towards the overall parking requirement. The garage on site does not meet this requirement. There is room available on the site frontage to accommodate 2 vehicles. The maximum number that is required under the SPD requirements is 3 spaces, with this being for a 4 bedroom dwelling. As such the proposal is considered to be in conflict with the aforementioned policy requirements.

Trees and Landscaping

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

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 development fails to comply with the requirements of Policy 59.BE and is therefore recommended for refusal.