HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77545

DESCRIPTION	Single storey rear extension
ADDRESS	18 Southern Road West End Southampton SO30 3ER

SITE VISIT DATE	18.11.2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear extension with mono pitched roof spanning the full width of the dwelling house and measuring 4 metres deep with an eaves height of 2.3 metres and a ridge height of 4 metres. Given the dimensions of the extension, the rear extension would normally be permitted development. However, the extension projects from both the rear wall of the original dwelling house and a side extension built following the grant of planning permission in 1965 (WIR1206700000).
TOPOGRAPHY	Flat.
TREES	One Birch tree to the front of the site covered by a TPO (60/T28) and group of trees covering 3 Oaks, 4 Sycamore, 1 Yew and 2 Holly within the rear garden – TPO789/E. None of the protected trees on the site are affected by the proposal.
BOUNDARY TREATMENT	1.8m fencing surrounding all rear boundaries.
SITE CHARACTERISTICS	Detached two storey dwelling with an integral garage situated on a large plot. The property is set back from the road behind a front driveway area and garden. Large rear garden behind dwelling.
CHARACTER OF LOCALITY	Residential, largely characterised by detached properties with some semi-detached properties within the vicinity.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR1206700000	Extension consisting of garage with study over.	Permitted 1965

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No Objection.

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

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' Policy DM1

Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 7

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
n/a				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
n/a				

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.

Principle: The application` site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design and its impacts upon the Street Scene: The rear extension is single storey, 4m deep, and spans the entire width. At this scale there is a large expanse of roof however only parts of it will be visible above the neighbouring fence lines and being located to the rear it will not be visible from the street. Overall its design, siting, and scale are considered acceptable. The site retains an extensive garden behind.

Residential Amenity: The single storey rear extension projects from the full extent of the rear elevation of the extended dwelling house to a depth of 4 metres. If the rear extension had extended from the rear wall of the original dwelling house only it would have been permitted development. The dwelling house is centrally positioned within its large plot with a separation of 2.5 metres to the respective shared boundaries of the neighbours on either side. The neighbouring properties and immediate gardens are also sited some distance from these boundaries. For the above reasons, it is considered there will not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.