HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75339

DESCRIPTION ADDRESS	Single storey side and rear extension following removal of existing extensions, car port, and garage (amended description) Mikirs View Botley Road Horton Heath Eastleigh SO50 7DN

SITE VISIT DATE	10th November 2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey side and rear extension following removal of existing extensions, car port, and garage (amended description). The proposed plans show various other elevational alterations including bricking up windows and the front door is actually positioned differently to that show but these elements fall under PD.
TOPOGRAPHY	Flat level site
TREES	None
BOUNDARY TREATMENT	The front of the property is enclosed by a combination of 1.5m hedging, fencing, wall, and gate with several tall trees on the northern boundary. The fencing to the south increases to 1.8m and continues around the rear garden area.
SITE CHARACTERISTICS	Detached bungalow sited on a large plot. The property has a significant frontage that has been gravelled and used for car parking. To the side is a lean to car port structure beyond which is an attached garage and rear extension that lead to a large garden area.
CHARACTER OF LOCALITY	Predominantly residential area however the site is directly adjacent to a site used as a petrol station (garage) with light industrial units and car sales behind.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within the Solent Mitigation & 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, (the Submitted Local Plan) comprising of 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
Supplementary Planning Document: Residential Parking Standards in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 24

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		See below	x	
Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to the scale or form of development proposed.

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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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: The proposed side extension is set back significantly from the frontage, is less than half the width of the host property, and has a hipped roof with a ridge that sits below the main ridge. These elements combine to ensure the extension appears subservient and sympathetic to the existing property. The proposed rear elements are slightly bigger than the structures they replace however they remain appropriately sited and designed for the host property.

Residential Amenity: The proposal, although hard up against the boundary is not considered to have a detrimental impact on the neighbours due the siting of the neighbours property and the single storey nature and appropriate design of the proposal.

Street Scene/Character Area: The side element of the proposal will be visible from the street however due to the appropriate scale, form, and design there is not considered to be any detrimental impact on the street scene or the wider character of the area.

Parking: Parking standards require a minimum of 2 parking spaces for a 3 bed property. The proposal includes the conversion of the garage to a utility/playroom however the frontage is capable of accommodating far more than the required parking. The proposal therefore complies with policy requirements.

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) screening was not required for this development as it falls outside the designated zone of impact.

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

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.