HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78135

DESCRIPTION	Single and two storey rear extension
ADDRESS	23 Granada Road Hedge End Southampton SO30 4AL

SITE VISIT DATE	06/05/16
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed. Amended plans have been received as the red line was not shown around all of the proposed development.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a first floor extension to the rear of the property and a single storey extension to the rear of the property following demolition of the existing conservatory.
TOPOGRAPHY	Flat and level
TREES	None that would be affected by the proposed development
BOUNDARY TREATMENT	Close boarded fencing on boundary
SITE CHARACTERISTICS	The site consists of a two storey semi-detached dwelling located on the south east of Granada Road.
CHARACTER OF LOCALITY	Granada Road is mixed in character. This section of Granada Road consists of two storey semi-detached dwellings. The properties have a small area at the front for parking.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None received	

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, (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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 64 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	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

Saved 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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, design and impact on the character of the area

The application proposes a two storey extension to the rear of the site to create an additional bedroom and a single storey extension to the rear following demolition of the existing conservatory.

Amended plans have been received as the redline did not shown all of the proposed development within the redline. The redline on the amended location plan, now shows all of the development within the redline of the application. As shown on the submitted plans, part of the extension and the canopy roof would be located on the neighbouring properties site. Certificate B has been signed to confirm that notice has been served on the neighbouring property. It is noted that the boundary line has been shown as being altered on the proposed plans. The correct certificate has been served for the purpose of the planning application, any matters relating to the ownership of land is a legal matter and would need to be addressed separately from the planning application. A planning application cannot alter the ownership of the land.

The proposed two storey extension would be set down from the main roof of the existing dwelling and would therefore result in a subordinate addition to the dwelling. The proposed extension would have a depth of 2.7m and is therefore considered to be a modest addition that is in keeping with the form and design of the existing dwelling. It is therefore considered that the proposed extension is acceptable in terms of its scale, form and design.

The proposed single storey extension would be 600mm deeper than the existing conservatory on the site. The proposed extension would be the same form and design as neighbouring properties extension at 25 Granada Road. The boundary of the application site would be altered and the extension would adjoin the neighbouring properties. The proposed extension is considered to be acceptable in terms of its scale, form and design and would be in keeping for the existing property.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposed extensions would be positioned to the rear of the property and would not be visible within the street scene. However, due to the acceptable form and design of the proposed extensions they are not considered to cause material harm to the street scene or wider character of the area.

The proposals are therefore considered to comply with policy 59.BE of the Local Plan.

Impact on residential amenity

The proposed two storey and single storey extensions would be the same depth and as the neighbouring properties, no.25, two storey and single storey extension and therefore the proposal is not considered to cause material harm to the amenities of this neighbouring property.

The proposed two storey extension would maintain a separation distance of 1m to the boundary with the neighbouring property no.21 and would not extend beyond the rear of their existing property. It is considered that due to the size of the proposed extension and the separation distance to the boundary, the proposal is not considered to cause material loss of light to this property. The single storey extension would maintain a separation distance of 1m to the boundary increasing to 2.6m. It is considered that due to the single storey nature of the proposed extension and the separation distance to the boundary of the site, the proposal would not result in material loss of light to this neighbouring property.

It is noted that this neighbouring property, no.22, has a large side facing window and an obscurely glazed door on the south west elevation. Whilst it is acknowledged that the proposed extension would have some impact on the light to this window, it is considered that due to the position of the window and the existing built form on the site, the proposed extension would not result in a material loss of light to this window to warrant a reason for refusal.

New windows are proposed in the first floor and ground floor side elevation of the property. These windows are shown to be obscurely glazed. A condition is recommended to ensure that these windows are obscurely glazed to prevent overlooking to the neighbouring property.

The proposals are therefore considered to comply with policy 59.BE of the Local Plan.

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 proposal is considered to be acceptable.