HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79611

DESCRIPTION	Single storey rear extension
ADDRESS	41 Church Road Bishopstoke Eastleigh SO50 6DN

SITE VISIT DATE	11 January 2016
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 application seeks to erect a single storey flat roof extension at the rear of the property. The proposal seeks to extend of the existing two storey rear elevation by 4.5 metres. The proposal will be the full width of the rear of the site abutting both boundaries. The proposed extension will be in excess of 2.5m in height with a lantern roof above. The external finish of the elevation is rendered blockwork. The proposal seeks to increase the kitchen area and living area at the rear of the property.
TOPOGRAPHY	Levels across the site and the neighbouring properties area relatively level.
TREES	The site does not contain any trees offered protection by a tree preservation order.
BOUNDARY TREATMENT	Both side boundary treatment at the rear of the property are formed of timer fencing approximately 1.5m high.
SITE CHARACTERISTICS	The application site contains a two storey mid terrace dwelling. The property is brick built with a pebble dash finish to the rear elevation. It is clear that the property has benefitting from a small single storey flat roof extension at the rear.
CHARACTER OF LOCALITY	The area is predominately residential in character formed of short terraces of two storey dwellings.

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
Bishopstoke 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 policies
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

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

N/A

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

NATIONAL PLANNING POLICY GUIDANCE

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

No Objection has been raised

COMMENT ON REPRESENTATIONS RECEIVED

No letters of representation have been received

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

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.

The proposal is located at the rear of the site and will not be readily visible within the streetscene of Church Road. However the roof the proposal will be visible when viewed across No39 from St Margrets's Road to the South.

That said the design and scale are considered to be appropriate and the proposed materials are in keeping with other rear extensions in the vicinity.

The site is considered to retain an appropriate sized garden at the rear of the site. Therefore the proposals are not considered to result in the overdevelopment of the plot.

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. The extension is of single storey only and has a flat roof. Whilst the proposal will result in some loss of light to the property to the north (No.43) this loss would not be considered so sufficient as to warrant refusal of the application particularly as outbuildings of a similar height to that proposed could be constructed on the boundary without the need for express planning consent.

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).

The proposal does not result in a net increase in bedrooms. As such there is considered to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

be no conflict with the aforementioned policy requirements.

Landscape and Trees

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 complies with the requirements of Policy 59.BE and is therefore recommended for approval