HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77655

DESCRIPTION	Single storey rear extension & change of open space to domestic garden to include repositioning of boundary wall
ADDRESS	33 Tutor Close Hamble-Le-Rice Southampton SO31 4RU

SITE VISIT	Yes
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 a low mono-pitched roof along the width of the house measuring 5m(w) by 3m(d) by 3.3m(h). Extension to garden by moving the rear section of the 1.8m high side boundary wall so that it is closer to the adjacent footway. The garden extension is about 22m2
TOPOGRAPHY	Relatively flat
TREES	The is on small tree at the front corner of the site adjacent to no.35 (not covered by a TPO) There are a number of small conifer trees on the area where the garden is to be extended.
BOUNDARY TREATMENT	High hedging in front of 1.8m high wall adjacent to footpath. 2m high close boarded fencing around the remainder of the garden.
SITE CHARACTERISTICS	Two storey semi-detached house set in a medium sized plot.
CHARACTER OF LOCALITY	Residential, consisting of similar style detached, semi-detached and terraced properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/27585/015	CONSTRUCTION OF 62 DWELLINGS WITH ASSOCIATED ROADS, GARAGES, PARKING, NOISE BUND AND EMERGENCY ACCESS ROUTE TO HAMBLE LANE	Permit April 1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	No response
Transportation & Engineering	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	The wall could provide a potential benefit in that it holds back vegetation away from the footway which can become narrow between trims. Additionally, the wall is positioned sufficiently back from the driveway of No. 35 to ensure adequate visibility is retained when accessing / egressing their driveway.

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: DM1 (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

CHARACTER APPRAISAL AREA

Not Within Detailed Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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		
Notes				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		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."

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.

Repositioning of boundary wall and enlargement of garden

The bottom section of the wall currently cuts straight across the end of the plot leaving a large triangular section of land alongside Tutor Close. The majority of this land will be cleared of the small conifer trees and added to the garden with the wall rebuilt in front. The brickwork in the wall will match the existing structure and the planting will be reinforced on the remaining land next to the footpath. The proposal will blend in with the existing wall, continuing its diagonal line alongside the footpath and adding vegetation in front of the wall soften its appearance. As such the relocated wall is considered to fit in with the character and appearance of the property and wider street scene.

The wall is adjacent to the driveway and garage of no.35, where it will not harm the residential amenity of these residents (by way of a loss of outlook, light or overlooking). Low level planting will be used alongside the front of the driveway to ensure visibility for cars pulling out of the property. No objection has been raised by the Transportation & Engineering team on this basis.

Single storey rear extension

The size and design of the single storey rear extension is considered to be sympathetic to the existing house and will fit in with the residential character of the locality. The extended garden is a reasonable size and so the proposal is not considered to result in the overdevelopment of the plot.

The proposed single storey mono-pitched extension is next to the boundary with no.35 and at 3m deep is likely to reduce some of the light into the neighbour's rear window (set in around 40cm from the boundary). However, as the extension can be completed under permitted development then the proposal is deemed acceptable.

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

Recommend Permit