REF. NO. F/16/79070

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey extension to side & single storey extension to side & rear. Pembers Hall, Pembers Close, Fair Oak, Eastleigh, SO50 7BN

SITE VISIT DATE – 01/09/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to reconfigure the current bungalow and provide an additional bedroom/playroom (four in total).
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	The site is approached from Pembers Close a cul-de-sac with a slight incline from East to West.
TREES	None that will be affected by the proposed development.
BOUNDARY TREATMENT	The property is bound by a low level wall onto Pembers Close. A shallow fence then occupies the western boundary wall abutting no.5 Pembers Close. A 1.5m fence occupies the southern and eastern boundaries. There is no physical boundary between the building footprints along the eastern boundary with No.Maytree Close.
SITE CHARACTERISTICS	The application site contains a detached bungalow that once formed part of Maytree Close. The property is approached by a drive onto Pembers Close with the main entrance occupying the north elevation which is at right angles with Pembers Close. The site has level access and rises slightly with the rear garden at a raised level to neighbouring No.5 Pembers Close. There is sufficient onsite parking for four vehicles.
CHARACTER OF LOCALITY	Pembers Close contains detached bungalows which have some alterations. No.5 has been developed to allow for a two storey addition with rear dormers. No.1 Is also a two storey facing onto the street.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/16/78426	Front extension, raising & extending roofline & elevational alterations to create chalet bungalow with 2no. front & 3no. rear dormer windows.	Refused Jun 2016

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Godding – 1 Fernside Walk	"I wish to object to the provision of the large window to the proposed Lounge on the South East Elevation. Although it is difficult to scale off the drawings (and either the location plan or site plan appears to be slightly out of scale), the line of the proposed extension is closer than 10m from the boundary between Pembers Hall and 1 Fernside Walk. Should the window be permitted, it would prohibit any future extension to the north west elevation of 1 Fernside Walk to within 10m of its boundary with Pembers Hall as any proposed window would contravene the minimum distance of windows between habitable rooms as referred to in Supplementary Planning Guidance Note 3 (SPG3)."

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

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 25.NC & 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' Policies DM1, DM9 & DM24

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Character Area Appraisals – Bishopstoke, Fair Oak & Horton Heath (BIFOHH 49)
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

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POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout, design and impact upon the street scene and character of the area, residential amenity of neighbouring properties, parking and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

See below.

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."*

In this case policy issues for consideration include:

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. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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 pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on 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, Street Scene & Area Character – The application refused earlier this year proposed substantial roof alterations and enlargement in order to provide first floor accommodation. However, this would have resulted in an unacceptable impact upon the amenity of the neighbouring properties and the character of Pembers Close.

This revised proposal now looks to provide extensions to the bungalow but only at the current ground floor level, as well as some internal reconfiguration. In terms of the street scene and character of the close, it will look little different from the present dwelling, other than the introduction of a more visible front door, which is actually considered to improve its relationship with the close.

The proposed extensions are subservient and sympathetic to the present bungalow and overall considered to accord with the requirements of saved Policy 59.BE of the current Local Plan, Policy

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

DM1 of the Submitted Local Plan and the Council's 'Quality Places' and 'Character Area Appraisals' SPDs.

Residential Amenity – The comments from the occupiers of No.1 Fernside Walk are noted but the distance referred to within the Council's 'Quality Places' SPD relates to first floor facing windows. Given that all works would remain at ground floor level there would be no loss of privacy to either property and the construction of that proposed will not automatically preclude any development to No.1. Even if it would, planning decisions must be based on the current situation and cannot be refused on the grounds that it could prevent future development elsewhere.

That being the case, in terms of residential amenity the revised proposal due to its single storey nature and low roof line will not have any adverse or unacceptable impact upon any neighbouring property in terms of loss of privacy, light or outlook. As such the proposal is considered to accord with the amenity requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Parking – The existing driveway can easily accommodate the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD for the resulting four bedroom dwelling. The application is therefore considered to comply with this element of saved Policy 59.BE of the current Local Plan and Policy DM24 of the Submitted Local Plan.

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.

The site falls outside the 5.6km buffer zone for the Solent SPA.

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.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.