REF. NO. F/15/77578

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension. 28 Windmill Lane, Bursledon, Southampton, SO31 8BE

SITE VISIT DATE – 07/01/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application proposes the construction of an 8.0 metre deep single storey addition to the rear of the original modest two bedroom semi-detached dwelling to provide a new larger kitchen, bathroom and utility room, as well as allowing the existing front room to be enlarged by utilising the current kitchen.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Generally flat and level.
TREES	There are a number of trees along the rear boundary but these would not be affected by the proposed works.
BOUNDARY TREATMENT	The rear garden boundaries are marked by 1.8 metre timber fencing.
SITE CHARACTERISTICS	Small 1920s/30s two storey semi-detached two bedroom dwelling with a long rear garden and small garden to the front. It has a small single storey addition to the rear which accommodates a bathroom and kitchen extension.
CHARACTER OF LOCALITY	The site lies within designated countryside adjacent to the Bursledon Windmill Conservation Area and forms part of a line of similar semi-detached dwellings along the north-western side of the lane. To the rear are paddocks and to the front is woodland associated with the windmill.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No record of any previous planning history.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Palmer – 26 Windmill Lane	Object. Concerns that the proposals include an overhanging gutter and that works to the extension to the rear of NO.26 would need to be altered and could be damaged by construction of that proposed.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Established Residential Area Adjacent to Designated Conservation Area Close to Listed Building Grade II*

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 1.CO. 9.CO, 25.NC, 59.BE & 169.LB

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, DM10, DM24 & DM26

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Bursledon Windmill Conservation Area Appraisal and Management Proposals
Supplementary Planning Document: Bursledon, Hamble-le-Rice and Hound Character Area Appraisal (BHH 15)
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."

Paragraph 17 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".

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."

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

POLICY COMMENTARY

the character of the area, residential amenity and nature conservation.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

While the concerns raised with regards to damage during construction are understandable concerns, these are matters related to building regulations, the party wall act and are a civil matter between the relevant land owners. As such these concerns cannot be taken into consideration when determining the planning application, although a note to applicant could be included as part of any planning approval to highlight the need for these matters to be looked into by the applicant before commencing any building works.

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 outside the urban edge within designated countryside where the basic principle of development is not usually considered acceptable unless for justifiable agricultural, horticultural or recreational purposes. However, saved Policy 9.CO of the adopted Local Plan does allow the extension of existing residential properties, including ancillary buildings, within the countryside provided the dwelling is not subject to an agricultural occupancy condition, it would not allow the sub-division of the dwelling, it is appropriate for the dwelling and its plot, and would not materially worsen the impact of the dwelling on its surroundings or the countryside in general. These requirements are reiterated in Policy DM26 of the submitted local plan.

Also of relevance 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 & Area Character – Being to the rear of the dwelling, the proposed extension will obviously have no visual impact upon Windmill Lane or the setting of the conservation area. In terms of its general form, appearance and materials that proposed is suitable to the style and appearance of the application dwelling. However, it is the scale, or more specifically the depth of that proposed which is of concern, in that it is not really subservient to what is rather modest two bedroom semi-

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

detached dwelling. Those proposed would more than double the ground floor area of the original property and while the desire for additional space is acknowledged, that proposed is considered to be excessive, albeit it would not result in an overdevelopment of the application site which benefits from a long rear garden.

Residential Amenity – Although no objection on amenity grounds has been raised by the occupier of the adjoining property and the proposed extension will have no impact upon privacy or levels of light, its eight metre depth is considered to be excessive and would result in an unacceptable impact upon the outlook from the rear of No.26 to the detriment of their residential amenity. As such the application is considered to be contrary to saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' Supplementary Planning Document.

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

The site falls inside the 5.6km buffer zone for the Solent SPA but a contribution is not required to mitigate the increased recreational pressure resulting from the development as it would not result in any additional dwelling units.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not to be adopted in its present form, it does give an indication of what the current local plan's replacement would include. 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.

CONCLUSIONS

For the reasons given above, the application is recommended for refusal.