HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77141

DESCRIPTION	Single storey rear extensions and front porch
ADDRESS	28 Mortimers Lane Fair Oak Eastleigh SO50 7BD

SITE VISIT DATE	13.10.2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two single storey gable rear extensions are proposed either end of the dwelling house with a central outdoor space between the two projections. Both gable extensions have shallow pitched roofs with a ridge height of 3.4 metres and an eaves height of 2.6 metres. The western gable projects from the rear elevation by 3 metres and is 4 metres wide. The eastern gable extension has a slightly greater footprint measuring 4.2 metres wide and 3.6 metres deep. The proposed front porch has a gable roof with a pitch height of 3.4 metres projecting out from the front elevation by 1.8 metres. The proposed porch will be centrally positioned where the front door currently exists.
TOPOGRAPHY	Relatively level.
TREES	Trees on rear boundary at a distance of approximately 15 metres from proposed development and are not covered by a TPO.
BOUNDARY TREATMENT	High hedge along front boundary. Mix of 1.8m timber fence and hedge to the side boundaries.
SITE CHARACTERISTICS	Semi-detached single storey bungalow on a large plot with an attached flat roof garage to the side. The garage abuts the attached flat roof garage of the adjacent property at no.26. The plot layout comprises deep front and rear gardens. A driveway is positioned in front of the garage extending up to the front of the bungalow.
CHARACTER OF LOCALITY	Mortimers Lane is a main residential road with a range of cul de sacs leading off from it. This part of the road comprises mainly detached two storey dwelling houses and bungalows of a variety of sizes and styles set within large plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
N/A	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	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 policy 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 Document: Character Area Appraisals – Bishopstoke, Fair Oak & HORTON Heath (BIFOHH 49)

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		

COMMENT ON CONSULTATION RESPONSES

N/A

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		

N/A

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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The proposed porch is of a proportionate scale to the bungalow. The porch has a relatively shallow pitched roof set down in the lower part of the roof slope with matching eaves height.

The two rear extensions are of a modest size and are considered to be subservient to the bungalow. The rear extensions have even shallower roofs which match the pitch of the main roof. The ridge height of both rear extensions is set down within the lower section of the rear roof plane with an eaves height in line with the main eaves of the bungalow. The extensions do not project to a significant degree and are of a similar depth to other rear extensions at nos.30 and 32. Given the size of the plot, a good sized garden is retained and therefore the proposals are not considered to result in the overdevelopment of the plot. It is considered that the scale, height, form and design of the rear extensions are sympathetic to the character and appearance of the bungalow.

Residential Amenity: The front porch is centrally positioned on the front elevation of the bungalow and as such is situated away from boundaries with neighbouring properties. Notwithstanding this, the porch is of a small scale and height to not have an impact on neighbouring amenity.

The proposed western gable extension is set away from the boundary with no.26 by approximately 3.5 metres. Furthermore, the extension is single storey and projects to a relatively shallow depth and thus, there will be no impact to the occupiers of no.26 by way of a loss of light, outlook,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

overbearing impact or overlooking.

The proposed eastern gable extension abuts the boundary with no.30. A single storey rear extension projects from the majority of the rear elevation of no.30 with a gap of 6.5 metres to the boundary with the application site. The single storey extension is slightly higher with a ridge height that matches that of the main roof. It is not considered that the proposed single storey extension at no.26 will result in a significant impact to the occupiers of no.30 by way of a loss of light, outlook, overbearing impact or overlooking. As the extension extends right up to the boundary, no windows are proposed on the east facing elevation. Given the low height, shallow pitch and depth of the extension, it is not considered to result in a significant loss of natural daylight or outlook and will not have an overbearing impact to the occupiers of no.30.

Street Scene/Character Area: The proposed porch is small scale and positioned on the front elevation of the bungalow. The bungalow is set behind a deep front garden which is screened by a high hedge. Thus, the bungalow will not appear prominent within the street scene. The proposed extensions are to the rear and thus will not be visible from Mortimers Lane. Thus, there will be no change to the street scene as a result of these extensions.

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.