HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79879

DESCRIPTION	Single storey rear extension
ADDRESS	4 St. Leonards View Dodwell Lane Bursledon Southampton SO31 1AQ

SITE VISIT DATE	9 February 2017
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 rear conservatory. The proposed extension has a hipped roof formed of replica tile and two glass panels. The proposed finish of the elevations is materials to match the existing dwelling. Namely brick to match that used on the host dwelling. The proposal has a footprint that measures 4.5m x 4m. The ridge height measures approximately 3.2m.
TOPOGRAPHY	The site and the neighbouring dwelling are located on fairly level ground. However level drop substantially to the south of the site where the boundary abuts Bridge Road.
TREES	The site contains a tree offered protection by tree preservation order 212. The tree is located on the rear boundary.
BOUNDARY TREATMENT	The rear of the site where the proposal will be located is enclosed by a timber fence approximately 1.8 to 2m in height.
SITE CHARACTERISTICS	The application site contains a hipped roof, two storey, semi detached dwelling. The ground floor has a facing brick finish, the first floor a render finish.
CHARACTER OF LOCALITY	The area is predominately residential in character. The application site is located within a small close of recently developed residential properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69574	Erection of 4no. Four bed and 3no. Three bed dwellings with garages, parking and landscaping with access road off Dodwell Lane, following demolition of public house and associated structures	Permit 2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No letters of representation have been from the public	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Busledon Parish Council	No Comment received
Head of Countryside and Trees	No Objection subject to Conditions

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
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

Bursledon, Hamble-le-Rice and Hound Character Area 17

Retain the wide grass verges/island and associated semi-mature broadleaved tree planting on Bridge Road. Mitigate the effects of the heavy vehicular traffic on Bridge Road in new development using measures such as boundary planting, set-backs, transition spaces and orientation of internal spaces.

Strength of character: moderate.

SPECIAL POLICY AREA

The site is not located within a special policy area

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 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

None received		See below	X	
The issues relating to protected trees on the site for part of the material considerations below.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		

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

MATERIAL CONSIDERATIONS

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.

Character and Appearance:

The proposal is of single storey only and located at the rear of the site. A good level of screening is provided by the existing boundary treatments of the application dwelling and neighbouring properties. As such the proposal will not be a prominent feature in any streetscene.

Furthermore, the proposal will be of an appropriate scale and design and will incorporate materials that match those used in the existing dwelling. This mitigates the impact of the proposal further. Such materials can be secured by condition.

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 hipped roof that slopes away from the adjacent property.

Furthermore the proposal is located on the north elevation and any loss of light to the rear amenity areas of the neighbouring dwellings can be expected to be from the existing properties. As such the proposal does not give rise to any material harm to the light, outlook and privacy currently enjoyed by the occupants of the neighbouring dwellings.

Highway Matters:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 lead to an increase in bedrooms of the site or compromise existing parking arrangements. As such there is considered to 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 contain tree offered protection by tree preservation order referenced 212. However, subject to an appropriate arboricultural method statement the proposal is not considered to be to the detriment of any trees of landscape features of particular amenity to the area.

The development complies with the requirements of Policy 59.BE.

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