**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76306**

| | |
|---|---|
| DESCRIPTION | Retrospective: Single storey side & rear extension |
| ADDRESS | 190 Leigh Road Eastleigh SO50 9DX |

| | |
|---|---|
| SITE VISIT DATE | 28/05/2015 |
| ARE PLANS ACCURATE? | It is considered that sufficient plans and information have been submitted to enable the determination of the application. |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DETAILED DESCRIPTION OF APPLICATION | A retrospective planning application has been made to formalise the single storey extension that has been erected to the side and rear of the property. The single storey building was built some years ago and it now serves as the freezer room for the current restaurant. It has plywood walls and an ashfelt roof with UPVC windows and doors. The extension resulted in the creation of an additional 11.5 square metres of gross internal floorspace to the rear of the property. |
| TOPOGRAPHY | Flat and level. |
| TREES | There are no trees on site that would be affected. |
| BOUNDARY TREATMENT | The boundary treatment consists of a fence which is approximately 1.6 metres high. |
| SITE CHARACTERISTICS | 1920s public house on a prominent corner plot in an attractive 'Arts and Crafts' style with decorative timber framing and carved detailing. The building retains much of its original character, although has been let down by unsympathetic additions to the rear and external spaces. |
| CHARACTER OF LOCALITY | Most of the surrounding properties are residential dwellings but the site is on a main road with many other uses in relatively close proximity. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| F/13/73514 | Single storey rear extension to kitchen, new entrance porch at side, new extractor flue and provision of outdoor seating area (Amended design). | Permit 18/12/2013 |
| F/13/72524 | Erection of 2No. 3-bed semi-detached dwellings with parking and amenity space. | Permit 02/07/2013 |
| F/12/70203 | Single storey rear extension to kitchen, new entrance porch at side, new extractor flue and provision of outdoor seating area. | Permit 17/04/2012 |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| F/11/69135 | Single storey rear extension to kitchen, new entrance canopy at side, outdoor tabled area at front with low level fence screen and function marquee in rear garden. | Withdrawn 11/2011 |
| F/08/64053 | Construction of timber smoking shelter. | Permit 23/12/2008 |
| F/07/61092 | Erection of smoking shelter. | Permit 01/11/2007 |
| Z/12475/006/00 | Extension to car park. | Permit Dec 1987 |
| Z/12475/004/00 | Alterations | Permit April 1982 |
| Z/12475/003/00 | Re-site store | Permit 1976 |
| Z/12475/002/00 | Car park | Permit 1973 |
| 850 | Hotel | Permit 1927 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| No representations received. | N/A |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| No consultees | N/A |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Adjacent to established residential properties<br>Building of local importance |

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 175.LB.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, Policy DM.1
(the Submitted Local Plan comprising of the 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**

Eastleigh Character Area

**SPECIAL POLICY AREA**

N/A

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework (NPPF):

Of particular relevance to this application is Section 7: *Requiring good design*, which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; and 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.

**PLANNING OBLIGATION/CONSIDERATIONS**

There are no planning obligations required in relation to this application.

**ASSESSMENT OF PROPOSAL**

**Legislative and Policy 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 when determining the proposed development:**

**The principle of development on this site**

The application site lies within the Urban Edge where the principle of development is acceptable, with any formal approval being based upon the exact nature, design and impact of that proposed being considered appropriate and to accord with the relevant local plan policies. The main policies in this instance are saved policies 59.BE and 175.LB of the Eastleigh Borough Local Plan Review (2001-2011).

Policy 59.BE 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.

Policy 175.LB relates specifically to buildings of local importance of which No. 190 Leigh Road is one. This policy states that 'Development which would have a detrimental impact on a building of local importance or its setting will not be permitted.'

**ASSESSMENT OF PROPOSAL**

**The proposal's impact on the street scene and character of the area**

The proposed extension sits predominantly to the rear of the property on a large plot, and is well screened from the adjacent roads by the orientation of the existing building and boundary treatment. It is considered that the extension will not cause harm to the character or appearance of the street scene.

**The proposal's impact on the layout and design of the site and the host building**

The extension raises no concerns in terms of its form, scale or design and it essentially follows an already existing rear addition to the building. The extension infills part of the existing rear building line and represents a sensible addition to the rear of the property to improve the restaurant's freezer facilities for the purposes of food storage. The property sits within a large plot, with the extension in no way representing an overdevelopment of the plot. Although the design of the extension is not as sympathetic to the existing building as it might be, the extension nevertheless continues with the style of existing permitted extensions at the rear and there are no justifications for refusing the retrospective application on design grounds.

**The proposal's impact on parking and the highway**

There will be no impact on parking or the highway from the extension. The development will not lead to any additional staff on site and, being at the rear of the property, does not impact upon the highway.

**The impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings**

Due to the orientation of the proposed development, the rear extension sits along way away from the nearest property at 188 Leigh Road and, along with the single storey height of the development, ensures that there is very minimal impact on the neighbouring and host properties' outlook, light, privacy or enjoyment of their gardens and property.

**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**

Overall, following the reasons outlined in the above report, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance and national planning policy.

It is therefore recommended that the retrospective planning permission for this development be permitted.