HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77824

DESCRIPTION	Addition of first floor to create two storey dwelling, addition of porch & first floor roof terrace
ADDRESS	Four Seasons Gashouse Hill Netley Abbey Southampton SO31 5AP

SITE VISIT DATE	12/02/16
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes the erection of a first floor extension to create a two storey dwelling. The first floor of the property would be weather boarded. The application also proposes a porch to the front of the dwelling. The application has been amended to remove the roof terraced and associated timber balustrade.
TOPOGRAPHY	Land rises steeply to the east of the site
TREES	Trees and located to the rear and side of the site.
BOUNDARY TREATMENT	The site has a brick wall and vegetation to the front of the site and a large steep bank to the rear of the site.
SITE CHARACTERISTICS	The site consists of a bungalow located in a raised position from the road. The land at the rear of the bungalow steeply rises to the neighbouring properties behind.
CHARACTER OF LOCALITY	The surrounding properties are mixed in form and design. The properties to the north consist of two storey detached properties. The land to the west of the site is open and the land to the south of the site consists of residential gardens.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection, request that obscure glass is used in the bathroom window.

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Head of transport and engineering	No objection. As a 4 bed (+) dwelling, a minimum of 3 on-site vehicle parking spaces will be required. Though the garage is below the required 6.0 x 3.0m internal dimensions, in this specific case, its shorter length is compensated for by its additional width, and as such it use for combined parking and storage is acceptable. Along with the 2 existing driveway parking spaces, the onsite quantum conforms to standards. There are no engineering or drainage issues anticipated as a result of this scheme.

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 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, DM24
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound
1970s/1980s terraced/semi-detached/detached development on multi-headed cul-de-sacs on the southern edge of Netley.

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

The NPPF sets out a presumption in favour of sustainable development which lies at the heart of the Framework (para. 14). It also requires that development does not undermine quality of life, emphasizes the importance of good quality design, the creation of attractive places, as well as the ensuring of a good standard of amenity for existing and future residents (para. 17).

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 development, its layout and design, as well as its impact upon residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	

COMMENT ON CONSULTATION RESPONSES

Other …

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below			
Other …					

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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

Saved 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, a satisfactory means of access and layout for vehicles, cyclists and 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 and design

The application proposes a first floor extension across the whole of the existing bungalow. The proposed first floor addition would provide bedrooms and a library on the first floor. The proposed extension is considered to be large in size due to the proposal extending across the whole of the first floor of the existing bungalow. However, it is considered that the proposed material would break up the mass of the proposed dwelling and the porch to the front of the property would provide a feature to the bland front of the dwelling. It is therefore considered on balance that the proposed extension is considered to be acceptable in terms of form and design and would not warrant a reason for refusal. It is noted that the property ‘Ashbourne’ located at the entrance to Gashouse Hill is relatively large in width.

Impact on street scene and area character

The application has been amended to remove the proposed roof terrace and associated balustrade following concerns raised by officers. It is considered that by removing the roof terrace and balustrade a visual break will be provided between the proposed extensions and the neighbouring properties to the north of the site.

The access to the dwelling at this part of Gashouse Hill Road is a relatively narrow track with large amounts of vegetation to either side of the track. Whilst some concerns are raised regarding the size and scale of the proposed extension in relation to the existing dwelling is considered that the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

resultant dwelling, when viewed from Gashouse Hill would be screened by the existing dwelling to the north of the site and therefore the proposal, when viewed from the entrance to Gashouse Hill is not considered to result in a prominent addition to the street scene. When viewed from the south of the site, the proposed dwelling would be partially screened by existing vegetation and would be viewed against the neighbouring properties. It is therefore considered on balance the proposed extension would not cause material harm to the character of the area.

The proposal is considered to comply with policy 59.BE of the Local Plan.

Parking

Following consultation with the Council's Engineers it is considered that there is sufficient space on the site for parking of 3 vehicles in line with the Councils Residential Parking Standards SPD. No objections are raised on these grounds.

Impact on residential amenity

The proposed application would increase the height of the existing dwelling by 3m and would introduce new habitable windows at first floor level. The proposed dwelling would maintain a separation distance of over 23m to the neighbouring dwellings 2a and 4 Waverley Avenue. A distance of 20m is maintained to the neighbouring dwelling 2b. Whilst this separation distance is slightly below the recommended separation distance as detailed in the Quality Places SPD, it is considered that due to the change in levels of the land to the rear of the site the proposed extension is not considered to impact on the amenities of the neighbouring properties to the rear of the site in terms of overlooking. It is noted that the rear facing first floor windows would have a similar relationship with the neighbouring properties as the dwellings to the north of the site permitted under application F/11/68635. A condition is recommended to restrict windows in the roof of the dwelling to prevent future overlooking to the neighbouring properties to the rear.

Due to the position of the extension and the separation distance to the neighbouring property Cherry Croft the proposed extension is not considered to cause material harm to this neighbouring property in terms of loss of light or over dominance. It is noted that the neighbouring property Cherry Croft has side facing windows, however, these windows on the first floor serve bathrooms and on the ground floor is a high level secondary window and therefore the proposed extension is not considered to result in material loss of light to these windows. A new window is proposed in the side elevation facing Cherry Croft, it is considered that as the neighbouring property also has side facing windows a condition will be attached to obscure glaze this window.

The Parish Council have requested that the bathroom window be obscurely glazed. It is considered that as the proposed bathroom window would not result in material overlooking to the neighbouring property it is not reasonable to condition that the bathroom window is obscurely glazed.

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

The application is recommended for approval.

REF. NO. «AltRef»