HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78993

DESCRIPTION	Raising of roof & one and a half storey side extension with enlarged front & rear dormer windows
ADDRESS	6 Hocombe Drive Chandler's Ford Eastleigh SO53 5QE

SITE VISIT DATE	06/09/16
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 extending the dwelling to the side and raising the roof of the property. The application also proposes increasing the width of the flat roof dormer windows at the rear and front of the property.
TOPOGRAPHY	The dwelling is elevated from the road
TREES	TPO tree to the front of the site
BOUNDARY TREATMENT	Hedging on boundary, low brick wall to front
SITE CHARACTERISTICS	The site consists of a detached bungalow, with accommodation in the roof. The property has flat roof dormer windows to the front and rear of the property. The dwelling is elevated from the road with a drive to the front of the property.
CHARACTER OF LOCALITY	This part of Hocombe Drive generally consists of detached bungalows. Some of the bungalows in the street have flat roof dormer windows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
8 Hocombe Drive	We wish to object to the proposed development at 6 Hocombe Drive for the following reasons: 1. Poor external design out of character with neighbouring bungalows. The proposal is to dramatically increase the frontal elevation and replace the existing 1960's large glazing with multiple small windows. 2. Currently the bungalows sit centrally on the plots respecting adjoining properties privacy and views from side windows, developing to this width will negatively impact both and set a worrying precedent for future local developments. 3. The proposal transforms a bungalow with modest dormer into a two

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	storey house 4.The proposal would increase the frontal elevation by approx 50%, a dramatic increase in massing. 5. The proposed height increase and rear roof extension will negatively impact on our external outlook. 6. The addition of the large rear dormer and associated windows will mean our rear garden will be fully visible, (currently little more than 10% is). This is not in keeping with adjoining bungalows which all afford respective levels of privacy. 7. It would be unfortunate to set a precedent of turning bungalows into two storey houses, disregarding neighbours existing privacy and outlook. 8. Should any development take place we would request considerate working hours between 8am - 6pm week days and no weekend working.
4 Rothville Place	Our rear garden is so close to this development even conversations can be heard. Over the past few weeks we have endured excavation and construction noise including at evenings and weekends. The high volume of noise, vibration and smoke from fires has had an extremely detrimental effect on the enjoyment in our garden and property as a result. We therefore request reasonable restrictions on working times are imposed to minimise the disturbance in future
4 Hocombe Drive	Objection (a} Sever reduction of light into our property due to closeness of proposed building. (b} In a row of bungalows we will have a two storey house, in no way will this blend in.
305 Hursley Road	No objection to a large house being built behind her bungalow, we intend to do the same with hers in the future and would expect to be granted the same permission and will expect no opposition from no.6 Hocombe Drive. However she has a few concerns over the removal of the trees or hedge which separated the back gardens as it seems the property is to all intents and purposes going to be a much bigger house she would ask that maybe a higher fence could replace the missing natural screen.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No arboricultural concerns and raise 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 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

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

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 Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

The site is not located within a character appraisal area

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF 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". It goes on to say in paragraph 56 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."

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Paragraph 64 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	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
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, design and impact on the character of the area

The application proposes to raise the ridge of the proposed dwelling, extend the property to the side and increase the width of the dormer windows at the front and rear of the property.

The dwellings in this part of Hocombe Drive consists of detached bungalows of a similar height, with the road sloping up to the north. The dwellings are all elevated from the road with sloping drives to the front of the dwellings. The bungalows generally maintain separation to the north boundary of the sites and some of the bungalows contain flat roof dormer windows.

No street scene has been submitted with the application, however, following the officer's site visit it is considered that the proposed increase in the height of the dwelling in combination with the proposed extensions would result in a dwelling that is be overly prominent within the street scene and out of character with the existing dwellings in this part of the street. In addition the proposed side extension is considered to diminish the spacing between the dwellings in this part of the street. The proposal is therefore considered to be out of keeping with the street scene and character of the surrounding area.

The proposal therefore considered to conflict with policy 59.BE of the Local Plan.

Impact on residential amenity

The proposed extension would extend towards the neighbouring property 4 Hocombe Drive and the application proposes to increase the height of the dwelling. It is noted that the neighbouring property 4 Hocombe Drive has a side facing window serving a main habitable room. This is the only window serving this room. It is considered that due to the increase in the height of the dwelling and the proposal extending towards this neighbouring properties side boundary the proposal would result in material loss of light and loss of outlook from this side facing window. The 25 degree light test as detailed in the Quality Places SPD has been carried out and the proposal fails to accord with this light test. The proposal is therefore considered to impact on the amenities of this neighbouring property.

The alterations to the roof of the dwelling would be visible from the neighbouring property no.8 Hocombe Drive, However, it is considered that due to the separation distance between the changes to the roof and the neighbouring property the proposal would not cause material harm to the amenities of this neighbouring property. It is noted that the neighbouring properties out building and access way is position along this boundary adjoining the application site. Concerns have been raised from this neighbouring property that the proposal would result in loss of privacy to the rear

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

garden due to the increase in windows. Whilst it is acknowledged that the number of first floor windows will be increased, the windows face towards the rear of the site and not towards the neighbouring property. There are existing first floor windows in the roof of the dwelling on the application site and the new windows proposed would serve bathrooms and a dressing area. It is considered that it would be unreasonable to refuse the application on overlooking due to the increase in the number of windows proposed. A new side facing window is proposed looking towards the neighbouring property no.8. If permission were to be granted conditions could be attached to obscure glaze any side facing windows.

The neighbouring property to the rear of the site 305 Hursley Road has requested further screening on the boundary, if permission were to be granted conditions in relation to landscaping could be considered.

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 application is recommended for refusal.