HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79370

DESCRIPTION	First floor rear extension
ADDRESS	Dormy House Church Lane Bursledon Southampton SO31 8AD

SITE VISIT DATE	16/11/16
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a first floor rear extension which will project 3.5 metres in depth, extend 5.7 metres in height
TOPOGRAPHY	• Land slopes gently from south/west to north/east
TREES	• None will be affected
BOUNDARY TREATMENT	• Approximate 1.8 metre tall fence and hedges and trees
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling set in a good size plot in an angled position • There is off road parking for a number of vehicles • The house has been extended with a single storey rear extension that does not extend the entire width of the dwelling • At the rear of the garden there is a small detached garage • The boundary treatment has a number of trees and hedges
CHARACTER OF LOCALITY	• The immediate surrounding area contains a varied mix of property styles and appearance set in decent plots

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BUR	None received

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, policy DM1, (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 (2011)
Supplementary Planning Guidance: Bursledon, Hamble-le-Rice and Hound (2008)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 53

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

COMMENT ON REPRESENTATIONS RECEIVED

None received

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

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, 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.

Impact upon the Character and Appearance

The proposed first floor rear extension will be built on top of the single store rear extension which does not extend the entire width of the host dwelling, to in effect create a two storey rear extension. Overall there is no concern with the proposal, it would be a subservient addition which would respect the scale and mass of the host dwelling and sit comfortably within the plot.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

There is no concern that the proposal would result in undue harm to the amenity of neighbours. Owing to the siting of the host dwelling being set in sufficiently from the boundaries, and the trees and hedges. These site circumstances are more than adequate to ensure the development does not impede om the privacy or outlook of neighbours.

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 first floor rear extension represents a suitably designed householder extension, which would not result in undue harm to the host dwelling, streetscene or indeed to the amenity of neighbours. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011).