**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79925**

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|---|---|
| DESCRIPTION | Single storey side extension |
| ADDRESS | 3 Kinsbourne Close Thornhill Southampton SO19 6HD |

| | |
|---|---|
| SITE VISIT | Yes |
| ARE PLANS ACCURATE? | They are sufficient to determine the planning application. |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | Single storey extension on the north western side of the bungalow measuring 6m(w) by 6.7m(d) by up to 5.5m(h). |
| TOPOGRAPHY | The land slopes upwards from the road to the north western side of the site. |
| TREES | None of significant amenity value or covered by a TPO |
| BOUNDARY TREATMENT | Mostly high hedging surrounds rear extension. Low wall around frontage. |
| SITE CHARACTERISTICS | Detached bungalow set in a large corner plot at the end of the cul-de-sac. The property has a detached garage and timber outbuilding at the side/ rear, part of which will be replaced by the proposal. |
| CHARACTER OF LOCALITY | Residential area, the close is made up of a small collection of detached bungalows. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| West End Parish Council | No objection |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area<br>Within HRA Screening 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: 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 Documents:** Quality Places & Residential Parking Standards

**CHARACTER APPRAISAL AREA**

Not within Hedge End, West End and Botley Character Area

**SPECIAL POLICY AREA**

None

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework

**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 | |
| Noted | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | | |
|---|---|---|---|---|---|
| X | None received | | See below | | |
| Other … | | | | | |

**PLANNING OBLIGATION/CONSIDERATIONS**

Not applicable

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**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**

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.

The development complies with the requirements of Policy 59.BE, in that:

- The design of the single storey side extension reflects the features and shape of the existing bungalow. While the single storey extension has a large footprint, it is no higher than the existing roofline and is tucked away behind the garage where it cannot be easily viewed. Overall, the extension is considered to be a sympathetic addition to the bungalow that will fit in with the residential character of the locality.
- The site is well screened and is on lower ground than its immediate neighbour at Copper Beaches. In this position the single storey extension is not considered to have an unacceptable impact to neighbouring properties (by way of a loss of light, outlook, overbearing impact or overlooking).
- The property is set in a large corner plot and will retain a good sized garden. There is room at the front of the property for three on site car parking spaces in accordance with residential parking standards SPD. The proposal is not considered to result in the overdevelopment of the plot.
- The householder extension is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development even though it falls inside the designated zone of impact.

**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**

Recommend Permit