HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/14/74988

DESCRIPTION ADDRESS	Single storey rear extension, rear dormer window with juliet balcony & 1.7m high obscure glazed screen & addition of 5no. Roof lights to front & enlarged first floor side window 2 Holmlea Station Road Bursledon Southampton SO31 8AA

SITE VISIT DATE	12/9/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Proposal is for a single storey rear extension with a pitched roof measuring 6.3m(w) by 3.5m(d) by 4.6m(h). Also included is 1no. rear dormer window with a flat roof measuring 5.4m(w) by 3m(d) by 2.8m(h). In the rear of the dormer is a juliet balcony and a 1.7m high obscure glass screen at first floor level alongside the adjoining house. There will be 5no. roof lights in the front elevation and 1no. obscure glazed first floor window in the side elevation.
TOPOGRAPHY	Ground level gently falls towards rear of the site.
TREES	None affected
BOUNDARY TREATMENT	Mostly hedges and vegetation with a few trees
SITE CHARACTERISTICS	Two storey semi detached house set in a large plot. The house already has a rear balcony that will be replaced by the dormer window.
CHARACTER OF LOCALITY	Low density residential area

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/68054	First floor front and side extension & single storey front extension.	Refused
Z/36529/1	Construction of two storey rear extension *(at 1 Homelea)*	Permit 2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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Bursledon Parish Council	No objection
Planning Policy	An unusual building this, typical of the 1960's, but appears to be one dwelling which then it transpires is actually two. From the public domain there will be little apparent difference at first glance - a rash of rooflights and a larger window near the apex of the side elevation. Given that roof lights give far more light per square unit than windows, I would have thought with the enlarged window of the former dressing room, one roof light would have been entirely adequate here. The existing window is very close to the roofline already, making the design look very weak and this is not improved by the enlargement of the window; could this not be a purpose-made unit with the top following the roofline a-la the west elevation? There is a flue shown on the south west corner but nothing to serve it. One of this height is rather in-elegant and if the roof light did not open could be almost half the height which would be a considerable improvement. A site visit reveals there is a flue both on the next door house and in the garage type building to the front of this house, neither of which enhance the buildings and two wrongs do not make a right.
County Archaeologist	In view of the small scale of the development I would not raise any archaeological issues.
Old Burseldon Action Group	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary - Countryside Within Designated Conservation Area – Old Bursledon Old Bursledon Special Policy Area Within River Buffer & HRA screening area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 9.CO, 59.BE, 169.LB & 179.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1, DM10 & DM26 (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

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 23

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

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		

Planning policy comments will be passed onto the application should they wish to amend the roof lights. Although the suggested changes will make an improvement to the scheme, it is considered that the current proposal is acceptable.

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

9.CO Extensions to existing dwellings in the countryside will only be permitted if all the following criteria are met:

i. the dwelling is not subject to an agricultural occupancy condition;
ii. the development is not likely to facilitate the subdivision of the property into more than one dwelling;
iii. the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot; and
iv. the design of the extension does not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general.

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.

Policy 169.LB states that planning applications for new buildings, and alterations and extensions to existing buildings, within Conservation Areas, will be permitted, provided all the following criteria are met:
(i) the proposal preserves or enhances the character or appearance of the Conservation Area or its setting;
(ii) any new building or extension does not detract from the character of the area and where appropriate retains the existing street building line and the rhythm of the street-scene;
(iii) the mass, materials and form of the building and associated landscape features are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other, to the existing building and to adjoining buildings;
(iv) architectural details on buildings of value are retained;
(vi) the materials to be used are appropriate to and in sympathy with the existing buildings and the particular character of the area; and
(vii) they do not generate excessive traffic, car parking, noise or cause detriment to the character of the local environment. Existing inappropriate uses will not be allowed to expand or intensify and the Borough Council may encourage their relocation if serious loss of amenity is occurring.

ASSESSMENT

Character and Appearance

The proposed single storey rear extension is of a design that is sympathetic to the property and its size is in proportion to the dwelling and large plot. The proposal also includes a rear dormer window, that while not particularly attractive with its flat roof, does not protrude above the ridge line and so cannot be viewed from the public realm. At the front of the dwelling are five roof lights that are relatively small in size and with the shallow roof pitch will not be prominent within the street scene.

The property is not subject to an agricultural occupancy condition and is not of a type likely to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

facilitate the subdivision of the property into more than one dwelling. The proposal is fairly small scale, particularly when compared to the large massing of the rear extension on the adjoining dwelling. Overall, the proposal is consider an acceptable addition to the dwelling, which preserves the character and appearance of the conservation area.

Residential Amenity

The windows in the dormer face towards the garden and its massing is mostly hidden behind the extension in the adjoining house. The rear extension is single storey and set a reasonable distance away from the site boundaries. As such it is considered that there would not be an unacceptable impact to neighbouring residents, by way of a loss of light, outlook, overbearing impact or overlooking.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Nature conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). The proposal is for a small householder development and as such a HRA (Habitat Regulations Assessment) screening was not considered necessary.

The development complies with the requirements of Policy 59.BE.

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

Recommend Permit