HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78124

DESCRIPTION	Single storey rear extension & infilling & conversion of existing storage area into habitable accommodation
ADDRESS	31 Chalk Hill West End Southampton SO18 3BY

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Infill side extension, below existing first floor extension, to replace existing covered area. The extension measures 2.5m(w) by 9.5m(d). Part of the extension is single storey and has a small pitched roof of 3.8m high. The proposal also includes extending the pitched roof over the existing single storey extensions.
TOPOGRAPHY	Gentle downwards slope moving northwards along the road. Steps down to rear gardens.
TREES	None affected
BOUNDARY TREATMENT	Mid height fencing around garden.
SITE CHARACTERISTICS	Two storey detached house with single storey extension, garage and covered area at rear.
CHARACTER OF LOCALITY	Mixed residential area

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/13755/1	Pitched roof over existing two storey side extension	Permit - August 89

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 Within Established Residential Area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Blanket Woodland TPO G2 on adjoining site – No trees are near the proposal. 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 Document: Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 3

Strength of character: This area has a particularly strong character due to the steep slope, large detached properties and deep, tree-lined plot frontages.

No guidance relevant to the proposal

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

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:

- The proposed extension mostly replaces the area underneath the existing first floor side extension and part of the existing rear covered area. The size and pitched roof design of the extension is considered to be sympathetic to the existing house.
- The large front windows will be swapped for a smaller window and this will be the only change visible from the front of the property. The proposal is considered to fit in with the residential character of the locality.
- The small size of the extension (and the roof alterations) means that the proposal will not have an unacceptable impact to neighbouring dwellings (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.
- The small nature of the householder development means that a HRA (Habitat Regulations Assessment) screening was not required even though it falls inside the designated zone of impact. The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar).

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