HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79229

DESCRIPTION	Two storey side extension and single storey front extension
ADDRESS	4 Goodison Close, Fair Oak, Eastleigh, SO50 7LE

SITE VISIT DATE	9/11/116
ARE PLANS ACCURATE?	
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a two storey side extension and single storey front extension which will extend. • At the front elevation, overall the extensions will extend 7 metres in width, the single storey front extension will be 3 metres in height • The two storey project 10.3 metres in depth and 6 metres in height
TOPOGRAPHY	• Reasonably flat and level
TREES	• No trees will be affected
BOUNDARY TREATMENT	• approximately 2 metre tall fence around the perimeter of the property
SITE CHARACTERISTICS	• the application site contains a detached two storey dwelling located towards the end of the cul-de-sac • there is a single storey front and side extension adjacent to Allington Lane • There is off road parking for 4-5 vehicles and is set back in the plot • There is single storey garage in the rear garden
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar styles and sizes of houses of a 1960's era • Off road parking is characteristic of the area

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area 400m river buffer, SAC, SPA, Ramsar 7000m

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 104.T
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24(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: Residential Parking Standards (2009)
Supplementary Planning Guidance: Bishopstoke, Fair Oak and Horton Heath Character Area (2008)

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BIFOHH 47
1960s/70s semi-detached/detached development on a loop/cul-de-sacs to the north west of Fair Oak centre.

SPECIAL POLICY AREA

NA

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

COMMENT ON REPRESENTATIONS RECEIVED

Noted

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

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 Quality Places SPD (2011) states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of symmetry with the others. There is already a single storey front extension with an integral garage which will increase in width by 1.6 metres, to accommodate the two storey side element, and the garage will be converted into habitable accommodation. There is no concern with the proposed enlarged single storey front extension as it will result in a proportionate addition.

The proposed two storey side extension will in effect be a first floor extension which will be built on top of the existing single storey side extension. First floor/two storey side extensions should be set back to allow the original house to maintain its dominance and avoiding a terracing effect, and the ridge of the proposed roof should be lower than the existing. The ridge height will be the same as the existing and a 1.6 metre set back is proposed, these design features alleviate concerns regarding the proposed bulk. Further to which the siting of the host dwelling at the end of the cul-de-sac, will mean that only glimpsed views will be had of the extension, and the majority of the built form is already in existence.

Residential Amenity

Owing to the siting of the host dwelling and the proposed extensions, they will not be visible to the occupiers of number 5, thus there is no concern that there would be any harm to these occupiers amenity. 6 Roker Way is sited to the rear of the application site where some overlooking will be had. However there is no concern that the overlooking will be detrimental as overlooking is already experienced at first floor, and this neighbours house is splayed away as it sits at an angle.

Parking

The Residential Parking Standards SPD requires 5 bed houses to be able to provide four off road parking spaces. The existing driveway is able to accommodate 4-5 vehicles and the existing driveway is to remain as it is, however a condition will be attached ensuring the provision of off road parking remains.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Nature Conservation

The proposal 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 though it falls inside the designated zone of impact owing to the distance.

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 two storey side extension and single storey, represents a suitably designed householder which would not result in undue harm to the host dwelling, streetscene or indeed to the amenity of neighbouring occupiers. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 104.T of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24, (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009).