HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77859

DESCRIPTION	Single storey rear extension
ADDRESS	189 Fair Oak Road Bishopstoke Eastleigh SO50 8LQ

SITE VISIT DATE	05/04/16
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes the erection of a single storey extension to the rear and side of the property. The existing garage on the site will be demolished.
TOPOGRAPHY	Flat and level
TREES	None that would be affected by the development
BOUNDARY TREATMENT	Close boarded fencing
SITE CHARACTERISTICS	The site consists of a semi-detached two storey property. The site has a single bay garage to the rear of the property.
CHARACTER OF LOCALITY	The surrounding area generally consists of two storey semi-detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

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

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Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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
policy DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

- Retain the grass verges.
- Mitigate the effects of the heavy vehicular traffic on Fair Oak Road in new development using measures such as boundary planting, setbacks, transition spaces and orientation of internal spaces.
- Maintain the predominant plot widths and continuity in building line.
- Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

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Paragraph 64 that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

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	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x		
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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, design and impact on the character of the area

The application proposes a single storey extension to the rear of the dwelling. The application has been amended following concerns raised by the officers regarding the impact of the proposal on the neighbouring property. The extension has been reduced in depth by 500mm and the roof of the extension has been hipped.

The proposed extension is considered to be acceptable in terms of scale, form and design. The proposed extension would wrap around the side of the dwelling, however, when viewed from the front of the site, the proposed extension would be modest in size and scale. The hipped roof is considered to be in keeping with the hipped roof at the front of the property.

Due to the acceptable form and design of the proposed extension it is not considered to cause material harm to the street scene or wider character of the area.

The proposal is considered to comply with policy 59.BE of the Local Plan.

Impact on residential amenity

The application has been amended to reduce the depth of the extension and fully hip the roof. It is considered that due to the height of the eaves of the extension with the roof hipping away from the neighbouring property, the proposal would not result in material loss of light or over dominance to the neighbouring property 187 Fair Oak Road.

The proposal would maintain a separation distance of 1.2m to the boundary with 191 Fair oak Road. It is considered that due to the single storey nature of the proposed extension and the separation distance to the neighbouring property the proposal would not result in material loss of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

light or over dominance to this neighbouring property.

The proposal is not considered to cause material harm to the neighbouring amenities and complies with policy 59.BE of the Local Plan.

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

The application is considered to be acceptable and is recommended for approval.