HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76406

DESCRIPTION	Two storey side extension and external alterations
ADDRESS	1 Scotter Square, Bishopstoke, Eastleigh, SO50 6DP

SITE VISIT DATE	15/6/2015
ARE PLANS ACCURATE?	Yes
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 external alteration • The two storey side extension would extend 3.2 metre in width and 3.8 metres when including the bay window. The extension would project 7 metres and 7.4 metres in height • The external alterations relates to the insertion of a gate to the boundary wall and the provision of three parking spaces
TOPOGRAPHY	• Site sloped upwards to the north
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Approximate 1.6 metre tall wall
SITE CHARACTERISTICS	• The application site contains a two storey semi-detached dwelling • The host dwelling occupies a prominent corner plot when entering the close • At the front elevation there is parking for two vehicles
CHARACTER OF LOCALITY	• The immediate surrounding are contains similar property styles

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/15/76163	Request for pre-application advice: two storey side extension and alterations to boundary treatment/wall	SWR April 2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	No objection but concern that pre-application advice letter was not included on the website or attached to provided documentation, and concern over additional on road parking by visitors and construction traffic.
ENG	No objection in principle - subject to parking. As a 4-bed dwelling, a minimum of 3 on-site vehicle parking spaces is required. Whilst plans indicate 'existing drive extended to accommodate 3 cars', this is no actually shown on plans. Adequate front garden area does exist however for this to be undertaken, and as such condition E03 stipulating 3 vehicles is requested. This must onwards be accessible via appropriate drop kerbs.

POLICY CONTEXT

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

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)

CHARACTER APPRAISAL AREA

NA

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

Noted. With regards to the comment from the parish about the pre-app; these are confidential between the LPA and the applicant only.

COMMENT ON REPRESENTATIONS RECEIVED

None received

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

Advice was sought prior to the submission of this application, where overall it was considered the proposal would be supported, subject to the removal of the first floor window on the flank elevation.

The Quality Places SPD requires two storey side extensions to be setback, this allows for the main dwellinghouse to be dominant, and it avoids a 'terracing effect'. Furthermore the SPD also states that rooflines form an important element of the streetscene and can have a have a harm effect if not carefully designed, and 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 synch with the others.

There would be a one metre setback from the front elevation and the ridge of the roof would be 0.3 metres lower in height than the original.

The external alterations would consist of the addition of a bay window at the ground floor flank elevation, the re-positioning of the gate to the existing boundary wall, These are considered acceptable.

Residential Amenity

The Quality Places Supplementary Planning Document (2011), requires proposals to take into account the relationship between neighbouring properties to ensure a reasonable level of daylight is achieved, and that a high standard of privacy is required when extending at the rear. Though the proposal is for a two storey side extension, consideration must still be given to proposals especially when extending at two storey.
Further to which the Quality Places Supplementary Planning Document (2011), requires a back to back separation distance of 22 metres to be achieved.

There are no immediate neighbours to the south which would be affected, the nearest neighbours number 16 and 17 are sited opposite the site where there is an approximate 15 metre separation distance. The window which was proposed has been omitted as there was a concern that it would possibly look into the bedrooms of these neighbours. 26 Scotter Road backs onto 1 Scotter Square, where there would be a 25 metre separation distance which is considered more than sufficient to ensure there would be no undue harm to these neighbours privacy or outlook.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Parking

The head of transportation and engineering commented that whilst plans indicate 'existing drive extended to accommodate 3 cars', this is no actually shown on plans. Adequate front garden area does exist however for this to be undertaken, and as such condition E03 stipulating 3 vehicles is requested. This must onwards be accessible via appropriate drop kerbs.

A condition will be attached, and note to applicant.

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 two storey side extension and external alterations, represents a suitably designed householder extension which would not cause undue harm to the character of the host dwelling and surrounding area, or have undue harm 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, 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).