HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78413

DESCRIPTION	Single storey rear extension to HMO to create accessible bedroom
ADDRESS	250 Southampton Road Eastleigh SO50 5QW

SITE VISIT DATE	11/05/16
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 a single storey extension to the side and rear of the property to create an accessible bedroom for an existing HMO.
TOPOGRAPHY	Flat and level
TREES	None that would be affected by the proposed development
BOUNDARY TREATMENT	Close boarded fencing
SITE CHARACTERISTICS	The site consists of an end of terraced property located on the corner of Southampton Road and Derby Road. Access to the building is from a side facing door on Derby Road. There is access to the rear of the site from a gate at the side of the property facing Derby Road.
CHARACTER OF LOCALITY	The surrounding area consists of two storey terraced properties. There is no parking on Southampton Road for the property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None received	

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

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

Eastleigh Character Area

- Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
- Minimise the requirement for on-street parking in new development.
- Maintain the predominant brick wall plot boundaries.
- Ensure that the materials applied in new development are similar or complementary to those 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."

Paragraph 56 of the National Planning Policy Framework states 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."

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		

COMMENT ON CONSULTATION RESPONSES

Other …

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	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."

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 property is currently used as a HMO for young people. The young people are at the property for a short period of time and are supported by a key worker whilst at the property. The application proposes a single storey rear and side extension to create an accessible bedroom. The property currently has 5 bedrooms with a key workers room, the application will result in 5 bedrooms with a key workers room and an office room. The office room would have no external window.

The proposed extension is considered to be acceptable in terms of its scale, form and design. It would be positioned between the wall of the neighbouring property and the side wall of the existing dwelling, in filling the gap between the properties. Due to the position of the extension it would not be visible from the street, however, due to the acceptable form and design of the proposed extension it is not considered to cause material harm to the wider character of the area.

The application site currently has no parking, the proposal would not result in an additional bedroom on the site and is therefore not considered to affect the parking requirement. The site is located in close proximity to the town centre, bus routes and train station and therefore no objection is raised on these grounds. Parking in the local area is controlled by parking permits and double yellow lines.

Impact residential amenity

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The single storey extension would be positioned along the brick wall of the neighbouring property. There are no side facing windows in this elevation and therefore the proposal is not considered to cause material harm to the amenities of the neighbouring properties.

It is noted that the proposal would result in the loss of a rear facing window currently serving a bedroom. This room would be converted to an office room for use by the key workers and therefore no objections are raised on these grounds.

The proposal is therefore considered to comply with Policy 59.BE of the Saved Local Plan.

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 application is recommended for approval.