HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75829

DESCRIPTION	Single storey side and rear extension, and erection of 1.8 metre boundary fence.
ADDRESS	14 Torwood Gardens, Bishopstoke, Eastleigh, SO50 8PD

SITE VISIT DATE	4/3/15
ARE PLANS ACCURATE?	Yes, amended plans were sought
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey side and rear extension, and erection of 1.8 metre boundary fence • The single storey side would be set back from the front wall by 7 metres, it would extend 4 metres in width, 7.5 metres in depth and 2.8 metres in height • The single storey rear extension would project 2.9 metres in depth, extend 7.1 metres in width and would be 3 metres in height • The boundary fence would extend 16.4 metres, 1.8 metres in height
TOPOGRAPHY	• Reasonably flat and level
TREES	• No trees will be affected
BOUNDARY TREATMENT	• The boundary treatment which consisted of a brick wall was knocked down
SITE CHARACTERISTICS	• The application site contains a detached bungalow which occupies a corner plot on the junction of Torwood Gardens and Abbotsbury Road • There are two hardstanding areas • The garden extends from the front and side and wraps around the rear • At the rear/side there is a small lean to • The rear garden is well landscaped • At the side boundary there are a number of dense conifer type trees
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar

THE SITE AND ITS SURROUNDINGS

	detached bungalows

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/14/75661	Single storey rear to side extension, conversion of existing garage to form habitable accommodation and replace existing garage door with 1no. Window	Planning application required 5/12/14
Z/19937/001/00	Ground floor extension	Granted 3/2/1984

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
2 Abbotsbury Road	No objection, building work should be considerate to neighbours.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	No objection

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 policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy 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 Guidance : Quality Places (2011)

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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

These will be addressed in the report.

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

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 of the Area

The host dwelling occupiers a prominent corner plot and as such any extensions proposed must be considered carefully owing to their locations. The proposed single storey side and rear extensions are considered to be of appropriate scale and mass, the proposed flat roofs would reduce bulk and mass to the roof profile. It is therefore considered that no harm would arise to the host dwelling.

The proposed boundary fence is to replace the existing brick wall which has been demolished following bad weather. The brick wall was set in from the highway by 4.8 metres, and now is proposed to be set in by 3.3 metres from the highway.

The Councils asset management department have confirmed that the land is owned by

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the applicants.

The majority of the proposed fence would be shielded from view owing to the conifer trees, and would be approximately 0.2 metres taller than the brick wall. The boundary fence is also considered acceptable.

Residential Amenity

There are no immediate neighbours to the west of the application site. The proposed single storey side extension would be sited away from the occupiers of number 13, and would be masked from view owing to the proposed single storey rear extension.

The proposed single storey rear extension would project 2.9 metres and owing to the small projection, it is not considered that there would be undue harm to these occupiers. There is already a window on the flank elevation and another is proposed which would be obscurely glazed as the windows would serve the bathrooms.

The occupier of 2 Abbotsbury Road which is to the rear has raised no objection but has asked the building works to be considerate.

No harm would arise from the boundary fence.

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 single storey side and rear extension, and erection of 1.8 metre boundary fence would represent a suitably designed householder extension, which would not cause undue harm the character and appearance of the host dwelling or surrounding area, or indeed to the amenity of the neighbours, in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011).