HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78038

DESCRIPTION	First floor side extension and conversion of garage to habitable accommodation
ADDRESS	9 Rosebay Close Horton Heath Eastleigh SO50 7PN

SITE VISIT DATE	7/4/16
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 first floor side extension and the conversion of the garage to habitable accommodation • The extension would extend 2.7 metres in width, 6.5 metres in height and 5.2 metres in depth • The garage door would be replaced with a window at the front and rear elevation
TOPOGRAPHY	• No noticeable changes
TREES	• None will be affected
BOUNDARY TREATMENT	• Open at the front
SITE CHARACTERISTICS	• The application site contains a two storey semi-detached dwelling at the end of the hammer head of the cul-de-sac • There is off road parking for two vehicles • The garage is set back by 9 metres from the highway • There is a conservatory at the rear • Open character is very noticeable as there are no immediate neighbours to the north of the application site
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar style of dwellings • The wider area is part of a comprehensive

THE SITE AND ITS SURROUNDINGS

	development of high density development

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
11 Meadowsweet Way	Loss of light to lounge due to height of the extension and loss of privacy, visually intrusive and over development

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	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

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. The proposal is of such a small scale that it is not considered to be over development. An approximate 30 metre separation distance would be retained which would more than sufficiently address the issue of intrusiveness and light.

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 generally requires two storey side extensions/first floor side extensions to be set back to avoid a 'terracing effect', thus allowing the host dwelling to maintain its dominance within the streetscene. Furthermore, careful consideration must be given to roof alterations as their potential bulk and impact on the appearance and character of the building will interrupt a regular pattern in the streetscene.

During a recent site visit no other extensions were observed on Rosebay Close therefore the proposal could be considered contrary to the pattern of development of the locality, however in this instance this is not a cause of concern. The host dwelling is located towards the end of the hammer head where the garage is masked from view owing to its set back, there is only one other dwelling which has a garage.

The character of Rosebay Close is that whilst the area is part of a comprehensive development, the houses on the close have a spacious character and there is a sense of 'openness'. Owing to the position of the extension this important site character would remain.

Therefore the consenting of permission could not lead to over-development and change of character owing to these site circumstances.

The conversion of the garage to a habitable room is acceptable and would not have a detrimental harm to the streetsene.

Residential Amenity

There are no immediate neighbours to the north of the application site which would be affected. The proposal owing to its position would be masked from view to the occupiers of number 8, thus there would be no impact upon these occupiers.

The occupier of 11 Meadowsweet Way has raised an objection stating that there would be loss of light to lounge due to height of the extension and loss of privacy, visually intrusive. Overlooking is already in existence from both properties and there would be nearly 30 metre separation distance, the increase in height of 1.6 metres would barely be noticeable. Further to which the objector is sited to the east of the application site, thus the level of light would remain the same.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The conversion of the garage would not harm any neighbours amenity as the built form is already in existence.

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 first floor side extension and the conversion of the garage to habitable accommodation, represents a suitably designed householder extension which would not have an adverse impact upon the character of the host dwelling, streetscene or indeed to the neighbours amenity. The proposal is 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, Supplementary Planning Guidance : Quality Places (2011).