HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79313

DESCRIPTION	Two storey side extension & loft conversion
ADDRESS	14 Abbotts Road Eastleigh SO50 5BR

SITE VISIT DATE	10/11/16
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a two storey side extension and loft conversion.
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 a two storey end of terrace dwelling. The property has parking to the front of the site and a garden to the rear of the property.
CHARACTER OF LOCALITY	The surrounding area generally consists of two storey terraced properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/11958/001/00	Two storey side extension and single storey front and rear extensions	Refused 15/02/2000
Z/11958/002/00	Two storey side extension and single storey front and rear extensions (revised design)	Refused 31/07/2000

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 – ELAC 22

- Minimise the requirement for on-street parking in new development.
- Retain and extend the continuity in building line.
- Maintain a uniformity in building heights within each street.
- 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."

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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	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 application proposes a two storey side extension and loft conversion. The application has been amended following concerns raised by officers regarding the design of the roof. The roof has been amended from a gabled roof to a hipped roof.

The proposed two storey extension it's considered to be acceptable in terms of its size and scale. It is noted that the proposed extension would continue the existing roof line of the property and would therefore not be fully subordinate to the main dwelling. However, it is considered that as the property is part of a row of terraces the proposed two storey extension would not cause material harm to the street scene.

The street consists of terraced properties, the properties either have hipped roofs or gabled roofs. The current row of terraces have a hipped roof and following the amendment to the plans the proposed two storey extension would have a hipped roof. It is therefore considered that the proposed extension would be in keeping with the form and design of the existing dwelling.

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 therefore considered to comply with Policy 59.BE of the Local Plan.

The proposal would result in a five bedroom dwelling on the site. In accordance with the Council's residential parking standards SPD the property would need to provide three on-site parking spaces. The submitted plan shows space for parking three cars at the front of the site and therefore no objection is raised on this ground.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Impact on neighbouring amenity

No letters of representation have been received on the application.

The proposed extension would maintain a separation of 1m to the boundary with the neighbouring property. It is considered that due to the position of the extension maintaining space to the boundary and not extending beyond the rear of the neighbouring property the proposal is not considered to cause material harm to the amenities of the neighbouring property. It is noted that there is a side facing window in the roof of the neighbouring property no.12. It is considered that due to the separation between the two properties and the roof of the extension hipping away from the neighbouring property it is not considered to result in material loss of light to this window. It is noted that a side facing roof light is proposed, a condition is recommended to obscure glaze this window or position it at a high level to prevent overlooking.

The proposal is therefore considered to comply with Policy 59.BE.

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 proposal is considered to be acceptable.