HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78138

DESCRIPTION	Single storey rear extension and front porch.
ADDRESS	49 Pound Road Bursledon Southampton SO31 8FF

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal involves: - Erection of a front porch, with a pitched roof, measuring 2.7m(w) by 1.2m(d) by 3.8m(h). - Erection of a single storey rear extension, with a glazed pitched roof, measuring 5.2m(w) by 4.4m(d) by 3.4m(h).
TOPOGRAPHY	Relatively flat
TREES	None of significant amenity value
BOUNDARY TREATMENT	2m to 3m high hedging along frontage. Predominantly 1.8m high close boarded fencing around rear garden, with a section of wire fencing along the bottom of eastern side of the garden.
SITE CHARACTERISTICS	Two storey semi detached house, set back from the road within a large plot.
CHARACTER OF LOCALITY	Residential area, the house is in the middle of a small row of six similar style semi detached houses, some of which have been extended. There is a wide mixture of different properties within the immediate vicinity.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening 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: 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 Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Within Bursledon, Hamble-le-Rice and Hound Character Area – BHH29

Strength of character is listed as moderate. Guidance requires new development to relate effectively with the building features and materials prominent in existing development.

SPECIAL POLICY AREA

None

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		See below		
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		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."

MATERIAL CONSIDERATIONS

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.

Porch

The pitched roof over the dormer window has been removed so that the top section of the property matches that of its semi-detached neighbours. The proposal porch is a modest addition to the house that is not considered to harm the overall character and appearance of the locality nor amenity of neighbouring residents (by way of a loss of light, outlook, overbearing impact or overlooking). It is noted that there are already variations within the small row of semi houses with no's 53 & 55 having large single storey front extensions. There are also wide variations in the size and style of properties within the immediate vicinity, which makes up the character of Pound Road.

Rear Extension

The proposal also includes a single storey extension, which size and design is considered sympathetic to the existing house. The extension is at the rear of the house where it is not visible from the public realm and fits in with the residential character of the locality.

The proposed single storey extension is 4.4m deep and runs across the width of the house (being stepped in slightly from the boundaries). The wall of the extension is only 0.7m higher than the boundary fence and the only visible parts of the side windows are above eye line. The glass pitched roof is of light weight construction and the proposal passes the daylighting tests outlined in Quality Places SPD. Overall, the proposal is not considered to have an unacceptable impact to neighbouring dwellings (by way of a loss of light, outlook, overbearing impact or overlooking). There is a similar sized single storey rear extension already present at no.53.

Other Considerations

- The site retains a good sized garden and the proposals are not considered to result in the overdevelopment of the plot.
- The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). The site falls inside the designated zone of impact, however an HRA (Habitat Regulations Assessment) screening was not required due to the small size of the householder development.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The development complies with the requirements of 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

Recommend Permit