HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75229

DESCRIPTION	Loft conversion to provide additional living accommodation with 2no. rear dormers and 2no. front roof lights
ADDRESS	7 Camelia Grove Fair Oak Eastleigh SO50 7GZ

SITE VISIT DATE	4/11/14
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 loft conversion to provide additional living accommodation with 2no. rear dormers and 2no. front roof light • One of the rear dormers would project 1.2 metres in depth, extend 1 metre in width and 1.2 metres in height. The second would project 1.2 metres in depth, extend 1.3 metres in height and width
TOPOGRAPHY	• The rear of this side of the property
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Not known
SITE CHARACTERISTICS	• The site contains a two storey semi-detached dwelling • At the front elevation there parking for two vehicles • At the rear the dwelling sits at an elevated position • At the rear of the property there is access which serves the rear of the some of the dwellings on Camelia Grove and Park Way
CHARACTER OF LOCALITY	• The immediate surrounding area contains a similar style of dwellings

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
15 Park Way	I live directly opposite this the rear of this property and having looked at the plans I feel the proposed loft conversion would be too high and overbearing. The properties are built on a hill so this house already overlooks my house to an extent and I feel that the proposed lifting of the roofline and the dormer windows would present excessive intrusion to my property. It would also be out of character for the area.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No comments 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 policy 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 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

These will be discussed 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 on Character and Appearance

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. No other such roof extensions were observed amongst the neighbouring properties and therefore this would be the first loft conversion.

A neighbour has commented that the proposal would be out of character. It has already been acknowledged that no such extensions were observed, however in comparison to box dormers which are visually obtrusive, these two smaller dormers are respectful of the surrounding area.

It is considered that the proposed two dormers owing to their size and appearance are acceptable. The proposed dormers would respect the scale and mass of the host dwelling and would be in proportion. As the dormers would not be at the front elevation, there would be no adverse impact to the streetscene, or the host dwelling, and it is also considered no harm would result from the two roof lights at the front elevation.

The loft conversion to provide additional living accommodation with 2no. rear dormers and 2no. front roof lights, would not result in an undue harm to the neighbouring occupiers, in accordance with, saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 and Supplementary Planning Guidance : Quality Places (2009).

Residential Amenity

Owing to the restrictiveness of rooflights, it is not considered there would be any undue harm to neighbouring occupiers amenity.

The occupier of number 15 Park Way has objected to the proposal and has said that “I live directly opposite this the rear of this property and having looked at the plans I feel the proposed loft conversion would be too high and overbearing. The properties are built on a hill so this house already overlooks my house to an extent and I feel that the proposed lifting of the roofline and the dormer windows would present excessive intrusion to my property”.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is acknowledged that the host dwelling sits higher than the objectors property, the Quality Places SPD when discussing back to back privacy, states that a high standard of privacy is required and that a 22 metre minimum distance should be achieved. A measurement of the rear of the host dwelling and 15 Park Way has demonstrated that there would be approximately 30 metres separation distance; this meets the requirements of the SPD. Further to which overlooking is already experienced from the first floor and the dormers would be smaller than the existing windows therefore the level of overlooking would not be detrimental.

The loft conversion to provide additional living accommodation with 2no. rear dormers and 2no. front roof lights, would not result in an undue harm to the neighbouring occupiers in accordance with saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 and Supplementary Planning Guidance : Quality Places (2009).

Nature conservation
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

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 loft conversion to provide additional living accommodation with 2no. rear dormers and 2no. front roof lights represents a suitably designed householder extension that would not unduly impact on the character and appearance of the host dwellinghouse and surrounding area, or on the amenities of occupiers of any neighbouring properties in accordance with saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 and the Supplementary Planning Guidance: Quality Places (2009).