HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78466

DESCRIPTION	Single and two storey rear extension and conversion of garage to habitable accommodation
ADDRESS	27 Roker Way Fair Oak Eastleigh SO50 7LD

SITE VISIT DATE	16/6/16
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 single and two storey rear extension and conversion of garage to habitable accommodation • The single storey rear extension will project 2.3 metres overall, extend 8 metres in width and 2.7 metres in height • The two storey rear extension will project 2.3 metres in depth, extend 3 metres in width and 5.5 metres in height • The garage door will be replaced with a window at the front elevation
TOPOGRAPHY	• Reasonably flat and level
TREES	• None will be affected
BOUNDARY TREATMENT	• Approximate 2 metre tall fence
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling, where one side juts forward • There is off road parking for 2/3 vehicles • At the side there is an attached garage which sits further back from the highway • At the rear there are two single storey rear extensions at either side of the dwelling
CHARACTER OF LOCALITY	• The immediate surrounding area contains very similar style of properties

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
26 Roker Way	My wife and I have reviewed the existing and proposed plans and would like to challenge the application. We feel that the conversion of the garage to habitable accomodation is acceptable. However, we are unhappy about the two storey rear extension. This is because we would consider it 'visually intrusive' to the rear of our house and garden. Given the height it would be and how far it would protrude out from the 'South East Elevation'. We feel that it would impose significantly over our garden as it would extend up our garden by at least 4 metres. We are both keen gardeners and don't wish the rear of the house or garden to be over-shadowed by the two storey extension. There is also a concern of been 'overlooked' from the window that would be located in the two storey extension from the 'South East Elevation'. As well as the concerns that I have mentioned, there also seems to be a lot of work to be undertaken and as we are direct neighbours, we feel that there would be 'Excessive noise and dust' from the workmen undertaking the building work.

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, DM1 (the Submitted Local Plan) comprising:

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

- 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)
Supplementary Planning Guidance: Residential Parking Standards (2009)

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

Noted

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."

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 of the Area

There is no concern with the proposed conversion of the garage to a habitable room, and other properties have undertaken such a conversion and no harm has arisen to Roker Way.

The proposed single storey rear extension will be an infill extension to square off the existing single storey rear extensions to form one larger extension but there will be no increase in depth or height. Owing to the proportionate scale and mass this element is also considered acceptable.

The two storey rear extension would be sited at one side of the rear of the dwelling thus would not extend the full width of the host dwelling with a lowered ridge height than the existing. The siting and design of this element of the proposal has taken into account the need to reduce the overall mass and it is considered that it would lessen the bulk and mass thus resulting in a proportionate addition and is therefore considered acceptable.

Residential Amenity

The conversion of the garage and proposed single storey rear extension would not be significantly different to what is already on site thus there is no concern with this element of the proposal to the amenity of neighbouring occupiers.

The occupiers of number 26 have raised concerns about the proposed two storey rear extension stating that it would be visually intrusive to the rear of our house and garden and overshadowing concerns. The neighbour has said this element will extend four metres towards their garden, it would actually project 2.3 metres in depth.

Every form of development is going to have overlooking and there is already overlooking amongst all of the neighbours at the rear. A six metre separation distance from the rear of the host dwelling would be maintained and the projection of 2.3 metres is small that the application does not warrant a refusal. Further to which the application site is to the south of this neighbour meaning that owing to the separation distance as well as the orientation the impact upon the outlook will not be demonstrable.

All building works will result in noise and dust, the Local Planning Authority cannot control

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

this, but a condition will be attached restricting working hours.

The proposed two storey rear extension would be sited three metres away from the rear of number 28, towards the other end of the host dwelling. This distance is acceptable to mitigate any undue overlooking or loss of privacy to these occupiers further to which no windows will be inserted into the flank elevations.

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 single and two storey rear extension and conversion of garage to habitable accommodation, represents a suitably designed householder extension which would not result in undue harm to the host dwelling, streetscene or to the amenity of neighbouring occupiers. 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, (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011).