HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76210

DESCRIPTION	Single storey front & side extensions, garage conversion & insertion of rear dormer window to allow conversion of loft
ADDRESS	15 Sydney Road Bishopstoke Eastleigh SO50 6DJ

SITE VISIT DATE	21 April 2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal consists of the following elements: • Single storey front extension with a mono pitched roof containing roof lights and conversion of garage to create entrence hall and larger kitchen • Single storey lean too extension to the side to create an external storage area • Insertion of roof lights in front roof plane and construction of a rear dormer window to allow conversion of loft • The plans indicate a new ground floor side window and rear bi-foling doors
TOPOGRAPHY	Flat level site
TREES	None
BOUNDARY TREATMENT	The front of the site is open. The rear is entirely enclosed by 1.8m fencing.
SITE CHARACTERISTICS	Detached two storey house of a fairly small plot with a driveway and garden area to the front and enclosed rear garden.
CHARACTER OF LOCALITY	Residential Area of a mixtures of scales and forms of detached properties, several of which have been extended and altered, including the immediate neighbour at No.13

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/10206/005/00	Erection of 20 houses following demolition of part of former school buildings with pumping station balancing pond and associated garaging parking and landscaping and vehicle access from Sydney Road	Permitted 13/2/97

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	no objection
Head of Transportation and Engineering	Holding objection - subject to on-site parking confirmation. As a 4-bed dwelling (the study is suitable for a bedroom), there is a requirement for a minimum of 3 on-plot parking spaces. This need is of particular relevance to this dwelling, given the relative tight development site with limited off-plot parking opportunities available that would be obstructive to either neighbours or result in parking in the turning head which is understood to be a regular occurrence. Having viewed the site, it would appear that the existing driveway space would be acceptable for 2 cars (as shown on plans), with the required third space being provided via front garden conversion to a hardstanding. If revised drawings demonstrating this can be achieved can be provided, assessment can be undertaken accordingly. Condition E04 would onwards need to be applied

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within a Character 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 of the 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

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 33

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be

POLICY COMMENTARY

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	x	
Noted and addressed below.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

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 and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The size and design of the proposed extensions are considered to be sympathetic to the existing property and the character of the locality.

The front extension is fairly modest and although at a larger scale replicates the design of the existing frontage with a mono pitched roof and gable above the front door.

The side extension is constrained by the space down the side and therefore appears to be built upto the boundary. A note to applicant is recommended to advise that The granting of this permission does not convey the right for any part of the development to encroach on to, under, or over land which is not within their ownership.

The roof alterations include front roof lights (PD) and a rear dormer containing two windows, one serving a bathroom and one serving the new bedroom. The dormer has an “M” shaped roof with

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

gables, similar to the characteristics on the front of the property.

Overall the proposals are considered acceptable.

Residential Amenity: Due to the siting of the property in relation to its neighbours the proposed single storey extensions are unlikely to have any detrimental impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

The rear dormer, although introducing new windows within the roof plain, will not result in any significant detrimental impact. Neighbouring gardens in St Margret's Road are very long with properties set at an agle and away from the site. Any views from the proposed dormer will be directed towards the rear of the neighbouring gardens with only angled and distant views of the houses. Although views will be possible it is considered that views of parts of neighbouring gardens are a common feature of urban development and do not give rise to undue loss of privacy, mainly because bedrooms and gardens are normally in use at different times of the day.

Street Scene/Character Area: The street, although relatively new, does not have a consistent appearance to it with various scales and forms of properties. The application property is smaller than others in the street and is the only one of this particular design. The property is located at the end of a cul-de-sac and is not visible until you are almost in the turning head and is not therefore highly visible. The front alterations will be the only element visible from the street and, as set out above, are considered acceptable and sympathetic to the host property. Whilst the front extension extends further forward than the current building line, given the scale of extensions at No.13 a stepped building line will be retained. It is therefore concluded that the proposal will not have a detrimental impact on the street scene or the wider character of the area.

Other Matters: The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.