HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75046

DESCRIPTION	Single storey side extensions following demolition of existing porch and conservatory and two storey rear extension with side facing box dormer
ADDRESS	Javis, Botley Road, Horton Heath, Eastleigh, SO50 7DW

SITE VISIT DATE	6/7/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is two proposing single storey side extension following demolition of existing porch and conservatory and two storey rear extension with side facing box dormer • The single storey side extension would be a porch and would be set back from the front by 3.7 metres and would extend 1.4 metres in width, project 2.2 metres in depth and be 3.6 metres in height • The second single storey side would be set back from the porch by 1.8 metres, and would extend 2.3 metres in width, project 3.8 metres in depth and be 4.7 metres in height • The two storey rear extension would project 3.7 metres overall, extend 7.3 metres in width and 5.4 metres in height
TOPOGRAPHY	• Fairly flat
TREES	• No trees will be affected
BOUNDARY TREATMENT	• The boundary treatment consists of an approximate 1.6/1.8 metre tall fence
SITE CHARACTERISTICS	• The site contains a detached bungalow • At the front elevation there is a large front garden which is predominately soft landscaped with parking for three vehicles • At the rear the garden is of a reasonable size, there is a single storey garage
CHARACTER OF LOCALITY	• The immediate surrounding area contains a mix of property styles including bungalows and two

THE SITE AND ITS SURROUNDINGS

	storey dwellings. • The dwellings have generally been subject to extensions

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Steve Munday, Fernlea, Botley Road	We would like to object to the new second dormer window which is proposed. There is currently one existing dormer which looks out onto our property and we feel a second dormer will invade our privacy too much.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No objection. Members expressed concerns on possible overlooking

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone

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

Saved policy 25.NC, 59.BE of the Eastleigh Borough Local Plan Review (2001-2011)

Policy DM1, DM9 of the 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'

Supplementary Planning Guidance : Quality Places (2011)

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

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

These will be addressed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

These will be addressed 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

Impact on Character and Appearance

The proposed single side extensions would be sited in more or less the same positions as the existing porch and conservatory, although the height of the proposed single storey side extension sited to the rear would be one metre taller in height. It is therefore considered that this element of the proposal would not result in undue harm the host dwelling.

The proposed two storey rear extension would alter the appearance of the dwelling from a bungalow to a two storey dwelling. 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. The existing roof would be extended to form the roof of the proposed two storey rear extension. Whilst it is acknowledged that this element of the proposal would result in additional bulk to the profile of the roof, it would not be visible from the streetscene, therefore the impact to the streetscene would be minimal.

The proposed box dormer would be masked from view from existing dormer and would

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

therefore not result in undue harm to the streetscene.

The single storey side extensions and two storey rear extension with side facing box dormer, Would not have an adverse impact upon the character and appearance of the host dwelling or indeed the surrounding area, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, and supplementary Planning Guidance : Quality Places (2011).

Residential Amenity

The proposed single storey side extensions would not be considerably different to what is on site and it is therefore considered that the level of overlooking and impact to privacy would not be significantly different.

With regards to the proposed two storey rear extension a neighbour has objected to the side facing box dormer saying that as the existing already overlooks their property, a second one will invade their privacy too much.
The Parish have raised no objections but have expressed concerns from possible overlooking.

The second box dormer would serve the bathroom and therefore owing to the nature of the room it would serve, the level of overlooking would be less than what would be experienced from a habitable room. A condition requiring the window to be obscurely glazed will be attached accordingly.

The proposed two storey rear extension would be set away from the occupiers of The Vine by approximately 20 metres and the side facing box dormer would located on the northern roofslope. These site circumstances are more than sufficient to ensure there would be no undue harm to these occupiers.

The single storey side extensions and two storey rear extension with side facing box dormer, would not result in undue harm to the residential amenity of neigbouring occupiers in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, and supplementary Planning Guidance : Quality Places (2011).

Nature Conservation

The application site is within the Special Protection Area-recreational disturbance zone but it is not considered that the proposal would result in undue harm to the European Protected site (SPA,SAC or Ramsar), HRA (Habitat Regulations Assessment), as the proposal relates to a householder extension, and accords with saved policy 25.NC, 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and DM9 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014.

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 single storey side extensions and two storey rear extension with side facing box dormer, represents a suitably designed householder extension which would not impact upon the character and appearance of the host dwelling or indeed the surrounding area and would not result in undue harm to the residential amenity of neigbouring occupiers in accordance with saved policy 25.NC, 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1, DM9 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, and supplementary Planning Guidance : Quality Places (2011).