HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77869

DESCRIPTION	Two storey side & rear extension, single storey rear extension & attached garage
ADDRESS	16 Upper Northam Road Hedge End Southampton SO30 4DW

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 consists of: • Two storey side extension with a flat roof infilling part of the house. The extension measures 2.6m(w) by 1.2m(d) by 5.3m(h) and includes one replacement first floor bathroom window. • At the side of the house the full height ground floor dining window will be replaced with a high level hall window • Rear extension comprising two storey with flat roof measuring 4m(w) by 0.7m(d) by 5.3m(h) attached to single storey with mono-pitched roof measuring 3.8m(w) by 1.6m(d) by 3.8m(h). • Construction of single garage attached to side of house. The garage has a pitched roof and measures 4.3m(w) by 11.9m(d) by 4m(h).
TOPOGRAPHY	The land around the house is relatively flat with a few steps down at back to garden.
TREES	None of significant amenity value.
BOUNDARY TREATMENT	Mixed height hedging and fencing, which is high next to and immediately behind house and then drops down towards rear of garden.
SITE CHARACTERISTICS	Two storey semi detached house set in a long plot. There is a shed at the side of the property that will be replaced by the garage.
CHARACTER OF LOCALITY	Residential area. The site is within a row of similar style two storey semi detached houses, some of have single and two storey side & rear extensions. There is also an example of a pitched roof detached garage at no's 12 & 14.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No recent applications	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 Letter of objection	In terms of objecting to an application, it has to be on planning grounds. So lack of adequate parking could be a reason, as could removing a unit from retail use, but competition isn't generally. The fact that there are, for instance, 10 hairdressers doesn't mean you shouldn't approve an eleventh.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No Objection
Transportation & Engineering	No Objection Adequate space to the side of the dwellings will remain for the parking of a minimum 2 vehicles as required by the EBC Parking Standards. Eric is unfortunately unavailable for comment, but from and engineering and drainage perspective, as the garage abutts the neighbouring boundary line, details of where surface water will discharge to from the roof may be required, along with note that it is not clear if the roof, and onwards the gutters may overhang neighbouring land. If this is the case, then there could be issues moving forward if gutters were to be removed under dispute.

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 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

Not Within Detailed Hedge End, West End and Botley Character Area

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	X	

Comments are noted. A note will be put on the decision notice regarding overhanging. However, it is not considered appropriate to condition drainage details for a proposal of this size.

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		

The objection is not relevant to this householder planning application.

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.

House Extensions

The side and rear extensions are modest in scale and will fit in with the character of the existing house. The side extension infills a current gap in the property and the rear extension cannot be viewed from the public realm. As such the extensions are considered to be a sympathetic addition to the existing property and will fit in with the residential character of the locality.

The size and position of the extension means that they will not have an impact on the amenity of the adjoining residents (by way of a loss of light or outlook). The proposal will not introduce any new first floor primary windows on the side elevation; it will simply bring further forward an existing bathroom window. It is also noted that the current ground floor side dinning room window will be removed and replaced with a high level hall windows so if anything the proposal will actually

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

reduce levels of overlooking into the adjoining house (no.14).

Garage

The proposal includes a single storey attached garage at the side/ rear of the house. While the principle of a garage on the site is acceptable, the proposal at almost 12m deep is considered excessive and would result in a large and visually obtrusive building mass right along the boundary with no.18. The proposal would replace the 1.5m high hedge with the hard built form of the 4m high garage, which in this position would harm the unacceptably harm the outlook of the residents at no.18 and to some extent also the residents at no.14.

Furthermore the sheer size of the garage is considered to be out of proportion with the existing house; the house being 14.4m deep that is only marginally deeper than the proposed garage. The structure is also out of proportion and character with other garages in the locality, these being nearer 8m in depth which would be much more appropriate for a garage at this site.

For these reasons the garage is considered contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan [2001-2011], Policy DM1 of the Submitted Eastleigh Borough Local Plan [2011-2029] and Quality Places SPD.

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

Recommend Refusal