HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79649

DESCRIPTION	Two storey rear extension & single storey rear extension
ADDRESS	28 Witt Road Fair Oak Eastleigh SO50 7FR

SITE VISIT DATE	24/1/17
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 two storey rear extension and single storey rear extension • The rear extension will project 3.5 metres in depth, 5.9 metres in width and 7.6 metres in height • The single storey extension will project 1 metre in depth, 5.9 metres in width and 3.2 metres in height at its tallest
TOPOGRAPHY	• The garden slopes very gently downwards
TREES	• None will be affected
BOUNDARY TREATMENT	• Approximate 1.5 metre tall fence with number 30, and the hosts large single storey garage acts as a boundary treatment next to number 30
SITE CHARACTERISTICS	• The application site contains a two storey semi-detached dwelling with off road parking • At the side there is shared access which leads to the rear • At the rear there is very small conservatory and a large single storey garage
CHARACTER OF LOCALITY	• Witt Road contains similar property styles with off road parking

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	None received
ENG	Holding objection. The proposals are for a 4 bed dwelling, which in accordance to EBC Parking Standards will require a minimum 3 on-site vehicle parking spaces. It is not clear from the plans where these are to be located, and whilst the frontage width looks adequate to provide them, it is not clear where the property boundary line is, and whether the central zone between No.s 28 and 30 is shared for vehicle access to the rear, and as such cant be utilised as a parking space? If revised plans can be submitted clearly showing the 3 space parking provision, then a review can be undertaken accordingly.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area, river 400m buffer, SAC, SPA, Ramsar 7000m

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24 (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)

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

Supplementary Planning Guidance: Bishopstoke, Fair Oak & Horton Heath (2008)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BIFOHH 20

- Retain the grass verges.
- Maintain the importance of the views along Witt Road to the fields to the east.
- Maintain the predominant plot widths and continuity in building line.

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, although the comments from the head of Transportation and Engineering were received a week before the application was due for determination, this has not allowed for sufficient time to seek amended plans.

COMMENT ON REPRESENTATIONS RECEIVED

None received

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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 upon the Character and Appearance

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others.

From a recent site visit it was noted that a number of neighbouring properties have been extended with two storey rear extensions, therefore the proposed two storey rear extension would not be out of context. Taking into consideration that this element would be of a similar proportion to neighbouring extensions, and that it would be proportionate to the scale and mass of the host dwelling, there is no concern with the proposal.

There is no concern from the proposed single storey rear extension owing to its very small projection and overall scale.

Residential Amenity

The extension will be set away from the side boundary of number 28 by three metres. The level of overlooking would not be significantly worse than what is already experienced from first floor, further to which no windows on the flank elevation were noted therefore the level of daylight received should not be greatly compromised. This assessment is also considered to be the same with regards to the impact upon the occupiers of number 30. Whilst the extension will be sited on the adjoining boundary there is no concern that the outlook will be affected at first floor as the window sited close to the boundary serves a bathroom, and the bedroom which is a habitable room is located towards the other end.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Parking

The head of Transportation and Engineering has raised an objection as a four bed house should provide three off road parking spaces as stated by the Residential Parking Standards SPD. Comments were received a week before the application was due for determination, this has not allowed for sufficient time to seek amended plans. As the application is considered acceptable in all other respects, it does not warrant a refusal, therefore a suitable condition will be attached requiring off road parking.

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 though it falls inside the designated zone of impact owing to its distance.

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 two storey rear extension and single storey rear extension, represents a suitably designed householder extension which would not result in undue harm to the host dwelling, streetscene or indeed to the amenity of neighbouring occupiers. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 104.T, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Bishopstoke, Fair Oak & Horton Heath (2008), Supplementary Planning Guidance: Residential Parking Standards (2009).