HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77586

DESCRIPTION	Single storey rear extension & alterations to roof to provide first floor accommodation including front & rear dormer windows
ADDRESS	25 Wildern Lane Hedge End Southampton SO30 4EE

SITE VISIT DATE	05 January 2016
ARE PLANS ACCURATE?	The proposed floors plans are at a stated scale of 1:75 which is not a recognised planning scale. The drawings are however proportionately accurate and the Local Planning Authority is satisfied that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the development as described above with the proposals being to provide for the provision of additional ground floor accommodation and the creation of two bedrooms and a bathroom at the property's first floor level.
TOPOGRAPHY	The site slopes down from front to rear.
TREES	There are trees present to the rear of the property including a Eucalyptus in fairly close proximity to the present raised rear decking. These trees are not covered by a preservation order and, owing to the siting of the dwelling within the road, make a fairly limited contribution to the overall character of the area.
SITE CHARACTERISTICS	The application property is a single-storey detached bungalow set to the western side of Wildern Lane. The property which is of red brick construction with pebble-dash render to its side elevations, has a hipped-roof with distinctive gable-ended front bay projections which give a pleasant degree of visual symmetry to the building's front elevation. The property is set on a good sized plot and has previously had the addition of a conservatory and adjoining raised deck at the rear with a good sized garden area beyond this. Off-road parking is provided on the plot frontage and alongside the northern side of the dwelling with the latter leading to a detached single garage at the rear.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms one of a row of single-storey detached bungalows set to the western side of Wildern Lane and which are of uniform original scale and design. A number of these properties have been extended at the rear with examples of side facing box dormers also being apparent, including at the neighbouring dwelling to the south, No. 23 Wildern Lane. There are no obvious examples of front dormers within this section of the street scene.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/07/60966	Replacement rear conservatory	PERMIT – 08/10/2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	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, (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. Policies DM1 (General Criteria for New Development), DM24 (Parking).
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area:

The site falls within the character area *HEWEB 35.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Retain/reinforce the broadleaved planted island to the east of Wildern Lane.
- Mitigate the effects of the heavy vehicular traffic on Wildern Lane in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
- Retain and extend the continuity in building line.

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be

NATIONAL PLANNING POLICY GUIDANCE

refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of the development proposed, layout and design, highway matters, residential amenity, and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hedge End Town Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, design and impact upon the street scene and area character:

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and that it is appropriate in mass, scale, materials, layout, density, design and siting. In addition, Section 7 of the National Planning Policy Framework (NPPF) stipulates that good design is a key aspect of sustainable development and is indivisible from good planning (para 56).

In respect of the extension of the rear of the property, there are no significant concerns. Although being one-and-a-half storeys in height this addition is well designed and is relatively modest in depth at approximately 3.2m with its hipped-roof form serving to minimise its potential overall bulk and massing. It will also match in external facing materials and owing to its siting, it will have limited overall effect on the character of the dwelling within the street scene. The property will, in addition, retain a good sized rear amenity area and the resulting building will not be notably greater in scale or footprint than adjacent properties, with a number in nearby proximity also having had rear additions.

Whilst the rear extension is therefore considered to be acceptable, there is concern as to the visual impact of the proposed front facing dormer. As noted above a number of the dwellings within this stretch of Wildern Lane have been extended to the rear, with a limited number also having added side facing box dormers associated with the creation of first floor accommodation. There are, however, no obvious examples of front facing dormers and this visually distinctive run of bungalows have to the front at least, therefore been able to retain much of their original character in this regard. The introduction of what is a fairly large dormer to the principle elevation of the application property would therefore appear notably out of keeping and cause the resulting dwelling to gain an undue degree of prominence within the street scene to the detriment of its prevailing character. In this respect the application is therefore deemed to conflict with the aforementioned local and national planning policy requirements.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking. It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour objections have been received.

The modest depth of the proposed rear extension and its hipped-roof form serve to minimise any potential overbearing impact and result in there being no unacceptable loss of light or outlook for the occupiers of the neighbouring properties immediately either side of the site, with both of their respective rear elevations already presently being set beyond that of No. 25. Whilst it is accepted that the rear dormer will allow for oblique views into neighbouring gardens, it is not considered that this is an unacceptable arrangement within an urban area. This window is also set a notable distance away from the rear boundary of the plot to prevent undue direct overlooking to No. 5 Dean Court. Notwithstanding the visual impact of the front dormer set above, this element of the proposals raises

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

also no concerns on residential amenity grounds.

In terms of the side facing rooflights, that to the northern side of the property is deemed to be far enough into the plot as to not allow undue views into the amenity area of No. 27. Those to the southern side, as a result of the presence of a dormer window to the facing elevation of No. 23, however, have the potential to result in a loss of privacy for the occupiers of this neighbouring dwelling. It is accepted that the lower of the two is a high level window to serve the downstairs bathroom, however, given the angle of the roof and the relative siting of No. 23's dormer, there is potential for views up and into its windows. Had the application been recommended for approval, a condition would therefore have been imposed to require these windows to be obscure glazed and given that both will serve bathrooms it is not deemed that this would be an unacceptable arrangement.

Highway matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). This SPD requires that three bedroom properties, as in the case of the application dwelling as extended, provide 2 on-plot car parking spaces. There is currently adequate provision in this regard to the front and side of the property with satisfactory access already available to these from Wildern Lane. The proposals therefore conform with the aforementioned requirements of Saved Policy 59.BE (v.).

Conclusion:

Overall for the reasons as set out above, the development is considered to conflict with the relevant development plan policies, associated supplementary planning documents, and national planning policy.

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

It is recommended that planning permission be refused.