HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79451

DESCRIPTION	Two storey side extension, loft conversion & flat roof dormer window to rear
ADDRESS	3 Meynell Close Eastleigh SO50 9DZ

SITE VISIT DATE	19/12/16
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 side extension, loft conversion & flat roof dormer window to rear
TOPOGRAPHY	• Reasonably flat and level
TREES	• None will be affected
BOUNDARY TREATMENT	• Approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The application site contains a two storey gable end detached house rendered white • There is off road parking for two small cards and a grassed area • At the rear there is a large single storey rear extension
CHARACTER OF LOCALITY	• The cul-de-sac features semi-detached dwellings of very similar style • A few have been extended to include two storey side extensions

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/67587	Single storey rear extension	Granted 19/11/10
Q/32862/001/00	Proposed side extension	Permission not required

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/32862/000/00	Two storey side and single storey rear extensions	Granted 7/4/93

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
6 Browning Close	Support

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	

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, policy 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 Guidance: Quality Places (2011)
Supplementary Planning Guidance: Eastleigh Character Area Appraisal (2008)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Eastleigh Character Area - 14
Victorian/Edwardian semi-detached at eastern end of Leigh Road. Strong strength of character

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

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 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 residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received

COMMENT ON REPRESENTATIONS RECEIVED

Noted

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 requires development to take full and proper account of the context of the site including the character and appearance of the locality. This requirement is reiterated within the guidance contained within the Council's adopted Quality Places Supplementary Planning Document, as well as in the NPPF which states that "permission should be 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" (paragraph 64).

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. Further to which the SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.

The Quality Places SPD generally requires a one metre set back from the front elevation with regards to two storey side extension, as this reduces the bulk of the proposed extension and prevents a terracing effect within the existing streetscene. No setback is proposed and this is not a cause for concern as neighbouring two storey side extensions have no setback and no harm has arisen to the character and appearance of the streetscene.

Rooflines form an important element of the streetscene and can have a have a harm effect if not carefully designed, as they can interrupt a regular pattern in the streetscene. The roof is proposed to be altered to a gable end to facilitate the rear dormer and there are concerns with these elements. A number of neighbouring properties on Meynell Close have been extended with two storey side extensions but they have maintained the hipped roof form creating subservient extensions. No site history was found to confirm that the neighbouring properties have rear dormers, and none were viewed during the recent site visit. This does not mean a rear dormer would be an unacceptable extension, but in this instance the sheer size of it is of great concern. Generally dormers should be subordinate features and should achieve visual containment within the roofslope. In its current form the rear dormer provides no sense of subservience and in conjunction with the proposed two storey side extension

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

would be an overly dominant addition. Further to which the proposed two storey side extension would result in an unsympathetic alteration to the roof owing to the gable end roof form, by subsuming the character and appearance of the host dwelling creating a top heavy appearance which would be visually obtrusive. The proposed two storey side extension and rear dormer would in its current form fail to respect the character and appearance of the host dwelling and locality.

Residential Amenity

The proposed two storey side extension will be sited on the shared boundary with number 2. There is no concern that this element of the proposal would result in undue harm to the amenity of these occupiers. The only habitable room at the side elevation serves the kitchen where an approximate two metre separation distance would be maintained. With regards to the proposed rear dormer, the level of overlooking would be no more detrimental to what is already experienced at first floor to the neighbour's eitherside. There would be more than a 30 metre separation distance retained to the occupiers on Browning Close; this is more than sufficient to mitigate and undue harm to these neighbours privacy.

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 side extension and rear dormer, owing to its siting, size and form, would result in an unsympathetic alteration to the roof, resulting in a visually intrusive feature to the host dwelling and streetscene. The proposal is there Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan) comprising:

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