REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76985

DESCRIPTION	Two storey rear extension, insertion of 2no. windows to eastern elevation & raising decking to rear
ADDRESS	24 Shorts Road Fair Oak Eastleigh SO50 7EH

SITE VISIT DATE	02/09/2015
ARE PLANS ACCURATE?	It is considered 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 construction of a two storey rear extension, insertion of 2no. windows to eastern elevation & raising decking to rear
TOPOGRAPHY	Land slopes gradually downwards from the property to the end of its substantially long rear garden.
TREES	None affected
BOUNDARY TREATMENT	1.8m fence and boundary foliage; some open boundaries near the very far end of the rear garden.
SITE CHARACTERISTICS	Semi-detached property, with existing single storey rear extension. Patio area immediately to the rear stepping down to the rear garden.
CHARACTER OF LOCALITY	The properties along Short Road face the recreation ground and vary in form and design. Some have had two storey and single storey rear extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/36908/000/00	Two storey side extension at 42 Shorts Road	Permit 28/06/2000
Z/12495/003/00	Two storey rear extension at 26 Shorts Road	Permit 24/05/2000
F/09/65681	Two storey rear extension at 32 Shorts Road	Permit 10/09/2010
Z/33674/000/00	Two storey rear extension at 45 Shorts Road	Permit 15/08/1995
Z/06254/004/00	Two storey rear extension at 20 Shorts Road	Permit 28/05/1993

Z/10308/003/00	Two storey rear extension at 18 Shorts Road	Permit 07/05/1992
Z/16241/001/00	Two storey rear extension at 12 Shorts Road	Permit 2/6/1989

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Mr Kingman, 26 Shorts Road	No comments received other than seeking clarification from the council of the submitted plans and the sizes of the proposed development.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection
Transport and Engineering	Three off-road parking spaces would need to be provided within the applicant's own curtilage if the property proposes to change from a four bed dwelling from a two bed dwelling – (as was proposed in the original proposed floor and elevation plan 001 Rev D). (I.e. as well as two parking spaces provided to the side of the property in the shared driveway with Number 26, formal space would also need to be identified either in own curtilage in front of the house, or through extending into the back garden.) The above criteria are satisfied through the formal parking arrangement identified in Site and Location Plan 001 Rev C (subject to relevant conditions being applied.) Therefore, there are no parking or highway objections to this application.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built Up Area Bishopstoke, Fair Oak, Horton Heath Character Area Appraisal (Character Area 21)

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

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

- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards
Bishopstoke, Fair Oak and Horton Heath Character Area Appraisal (Character Area 21)

CHARACTER APPRAISAL AREA

The site falls within the Bishopstoke, Fair Oak and Horton Heath Character Area 21

CHARACTER APPRAISAL AREA

The site does not fall within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework (NPPF):

Of particular relevance to this application is paragraph 17 of the NPPF 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; and 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

Transport and Engineering confirmed that the three parking areas formally identified in the amended Site and Location Plan 001 Rev C were sufficient to meet the Council's parking standards which requires space for three cars to be adequately parked within the curtilage of four bed properties.

Following this confirmation from Transport and Engineering, and due to changes to the applicant's remit for the house, the proposed fourth bedroom at the property is instead now proposed to become a study (as shown in revised floor and elevation plans 003 Rev E).

The property is therefore now proposed to become a three bed property, instead of the originally proposed four bed property.

As three cars could previously adequately be provided on site under the original plans for a proposed four bed property; the proposals for a three bed property will also continue to raise no transport or highway objections (as they will clearly meet the council's two car space requirement for three bed houses).

COMMENT ON REPRESENTATIONS RECEIVED

Confirmation was provided to Mr Kingman of the exact proposed sizes and dimensions of the proposed development.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

Legislative and Policy 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."

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

Material considerations when determining the proposed development:

The principle of development on this site
The application site lies within the Urban Edge and within an Established Residential Area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable.

The proposal's impact on the street scene and character of the area
The proposed development is isolated to the rear of the property and because of the topography of the site there will be minimal views from the street. The proposal is not considered to have a detrimental impact on the street scene or the wider character of the area.

The proposal's impact on the layout and design of the site and the host building
The proposed extension, although it would represent a very substantial alteration to the existing rear of the property, would only be 8.2m in depth which is the combined depth of the current rear extension and conservatory.

Whereas the current rear extension and conservatory at the application site have a width of 3.5m, the proposed width of the new rear extension is 5.6m (which follows the width of the original building). The proposals for the extension are also two storey (which mean the extension would be 4.9m in height mirroring the current height of the existing original building up to its roof.)

The only addition that would extend outwards from where the current conservatory ends is the raised decking which would be 0.6m raised off the ground, extend outwards 3m in depth and be 5.3m wide. There would also be some handrails which would be a further 1m in additional height across the whole width except in the middle part. (In the middle part of the end of the decking, there would be steps to it that would extend outwards a further 0.9m in depth and 1.1m in width.)

The proposed extension accommodation is not considered to result in a detrimental impact to the layout and design of the existing property and its design and materials are considered to be a sympathetic addition to the dwelling and the adjoining semi-detached property at number 22 Shorts Road.

ASSESSMENT OF PROPOSAL

There are also a number of similarly substantial extensions along this section of Shorts Rd and the proposed scheme would not result in a development out of keeping with the character of the area.

The proposal's impact on the site of the plot the host dwelling sits within
The proposed two storey rear extension is not considered to represent an overdevelopment of the plot. The site, in keeping with other plots in the area, will continue to maintain a garden of substantial size.

The proposal's impact on trees
There are no trees that would be affected by the proposed extension and there are therefore no grounds on which to refuse the application based on its potential impact on trees.

The proposal's impact on parking and the highway
The property sits within an extremely large plot; however this is predominantly made up of an extremely long back garden. The front of the plot is comparably much more compact; incorporating a small front garden which has been gravelled over to provide one parking space area in front of the front ground floor windows of the property. Currently there are two other cars able to be parked on Number 24's side of the shared side driveway with Number 26 (in the gap between the front of both properties). The Council's Transport and Engineering department have reviewed the formal parking arrangement proposed in the revised Site and Location Plan 001 Rev C and are happy that this parking layout satisfies the Council's parking standard requirements for 4 bed properties.

Due to a change in the applicant's desired future layout of the property, the originally proposed fourth bedroom is now proposed to be a study. The property therefore now proposes to become a three bed property and the revised Site and Location Plan 00 Rev C clearly shows that the Council's two car space requirement for three bed properties can be fulfilled.

The proposed planning application is therefore acceptable in parking and highway terms.

The impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings
The Council have had concerns about the proposed new side facing windows in the eastern elevation of 24 Shorts Road which face number 26 Shorts Road. In the originally submitted floor and elevation plan 003 Rev D there was potential for the proposed new first floor windows to look into the first floor windows of number 26. Consideration was given to addressing this concern with a condition requiring obscured glazing in these windows. However, because these were the only light source for the proposed new bedrooms, this would have likely resulted in decreased light levels to the proposed bedrooms - to the detriment of the current and future occupiers of those bedrooms.

In order to try and overcome this concern about the privacy of the occupiers of the first floor rooms of 26 Shorts Road and the light levels experienced by current and future of occupiers of the new bedrooms at the host property, the Council requested amended proposed floor and elevation plans from the agent and suggested that this could potentially be in the form of long, high level windows above 1.7m (and/or could be in the form of roof lights/sun tunnels.) It was considered by the Council that this would likely create a more acceptable environment for current and future occupiers of the proposed new bedrooms.

The applicant subsequently considered the best design solution to this issue and submitted the amended Floor and Elevation Plan 003 Rev E. The plan shows that the first floor has been updated with obscure glazing and clear fanlights (transom at 1.7m above first floor level) to Bedroom 2; as well as a sunpipe to enable additional light in to the room. The formerly proposed Bedroom 4 (the boxroom) has been changed to a study in the amended plan (as per the applicant's wishes); with an obscure glazed window and clear fanlight (Transom at 1.7m above first floor level) being propsed.

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ASSESSMENT OF PROPOSAL

It is consequently now considered that the two new additional windows in the eastern elevation will not have an unacceptable impact on the windows that are currently in situ on Number 26's side elevation or on the amenity of the current or future occupants of the proposed new rooms at the host property.

With regards to the impact that the proposals could have upon the adjoining property at 22 Shorts Road, the two storey scale of the proposed rear extension (due to the property's naturally extremely close proximity to its semi-detached adjoining pair) will have some impact on the outlook from this property. However, the proposal is not considered to represent an overly out of proportioned scheme in comparison to its adjoining pair.

In assessing this issue further, consideration is always given to the impact on the residential amenity of the adjoining property in conjunction with the guidance set out in the Council's Quality Places SPD. Through undertaking the 45% test set out in pages 33 and 34 of the SPD; it is not considered that the proposed two storey extension would result in an unacceptable loss of light to any first floor windows at number 22; although there will clearly be some detrimental impact felt by a reduction in light to the windows in closest proximity to Number 24. (The acceptable level of impact is further demonstrated in the submitted amended floor and elevation plan 003 Rev E where a shadow analysis has been shown.)

No side windows are proposed in the western elevation facing Number 22; however in the interests of residential amenity it would be important for any potential planning permission to have a condition imposed preventing any future windows being placed in this elevation, and on the eastern elevation, without the express permission of the local planning authority.

The proposed two storey extension is consequently not considered to have a detrimental impact on the amenity of the current or future occupants of the application dwelling; or on the residential amenity of neighbouring properties; and the extension represents a sensible addition to the internal living space available if it is deemed acceptable in overall planning terms.

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

Overall, following the reasons outlined in the above report, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance and national planning policy.

It is therefore recommended that the proposed planning application be accepted with conditions.