HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76213

DESCRIPTION	Construction of two storey side extension
ADDRESS	Windways 159 Satchell Lane Hamble-Le-Rice Southampton SO31 4HP

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two storey side extension with half gable at front and full gable at rear. The roofline is hipped at the side and the extension measures 4.5m(w) by 9m(d) by 6.7m(h). The upper floor will be used as a bedroom with en-suite and the ground floor is partly open and will be used as a car port.
TOPOGRAPHY	Gentle rise from Satchell Lane towards the house and then levels out at rear.
TREES	Some small trees at front and rear, none of covered by a TPO or of high amenity value.
BOUNDARY TREATMENT	Open at front, high hedging on both side and around rear garden.
SITE CHARACTERISTICS	Two storey chalet house with small pitched roof dormer windows at front and long flat roof dormer at rear. There is a gap at the side of the property which is used for car parking with a garage to the rear.
CHARACTER OF LOCALITY	Residential area, consisting of large detached properties of varying styles set in spacious verdant plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70915	Construction of first floor and two storey side extension with 1no. front dormer	Permit August 2012
Z/14156/001	First floor extension and resiting of garage.	Permit August 1983

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 comment letter	- Concern regarding the scale of the extension and the impact it would have on the long established hedgerow and neighbours outlook. - The hedge will require substantial pruning to make space for the extension and it may not survive. - Neighbouring house is built at 90 degrees to the rest of the

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	street, meaning all the habitable rooms, (i.e. kitchen/diner, lounge and 3 principle bedrooms), garden and swimming pool face the side of no. 159. Therefore any changes to the proximity of the neighboring building and its shape will increase the shadow across the neighbouring garden and pool. - Boundary on plans is incorrect as hedge should be shown as part of the neighbouring property (no.161). - New front window will look across neighbouring property, although it is presumed that as this is a bathroom it will be frosted.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	It was resolved to leave the decision to the Officer.
Transportation & Engineering	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 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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 32

Strength of Character - Moderate

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
- Retain and extend the continuity in building line at the southern end of Satchell Lane.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

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	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Comments will discussed in the assessment section. However, it should be noted that the hedge can be removed without requiring planning permission. Also the daylight standards only apply to main windows within residential properties and gardens, swimming pools, outbuildings are not afforded the same level of protection.					

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

The property is within the urban edge where the principle of development is acceptable provided it complies with the relevant local plan policies and local/national planning guidance. The relevant local plan is this instance is 59.BE which 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.

Also of relevance is the LPA's design and amenity guidance contained within the SPD: Quality Places along with the general good design and sustainable development principles of the National Planning Policy Framework.

Character and Appearance

The building has a wide frontage that faces towards the road and therefore can be fully viewed from Satchell Lane. The existing chalet bungalow has a definite style with neat pitched roof

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

dormer windows evenly spaced along its front elevation. The property has been previously extended at two storey level along its Southern elevation, although this has been sensitively done reflecting the proportions and style of the chalet bungalow. As a result the current property remains well balanced with simple clean lines.

The proposed application will introduce a new two storey side extension along the Northern side of the property. The design of the extension is awkward with an overly large half gable end at the front, which dwarfs and is out of keeping with the smaller pitched roof dormer windows present on the existing chalet bungalow. The roofline of the extension is partly pitched at its side and although this slightly reduces the bulk of the extension, it jars with the gabled roofline present on the existing chalet house. Overall, the design of the extension does not relate well to the style of the existing chalet house. Its proportions are also too large for property and would therefore create a bulky and dominating feature that would detract from and unbalance the neat proportions and style of the existing chalet bungalow.

The proposed side extension will also result in the house stretching the entire width of the plot. At present there is a gap at the side of the building, which creates space between the house and its neighbour and adds to the spacious feel of the locality. To the side of the house and plot is a mature boundary hedge, which although is not protected, also helps to add to the verdant and semi rural character of the locality. As such it is considered the addition of the bulky two storey side extension and loss of green space around the building would detract from both the appearance of house and have a knock on detrimental effect on the character and appearance of the locality.

Residential amenity

The comments made by the neighbouring residents have been carefully considered. However, there will be around 19m between the edge of the proposed extension and the nearest of the neighbours rear windows and the extended house only covers a small section of the neighbours rear boundary. As such the proposed extension will not have an unacceptable impact on the neighbouring house by way of a loss of light, outlook, overbearing impact. There are no first floor side windows in the extension and its front window/ rear juliet balcony will only provide oblique views onto the neighbouring properties. The application will therefore not result in an unacceptable loss of privacy.

Amount of development

The site is able to provide the required level of onsite car parking (as set out within Residential Parking Standards SPD) and will retain a good sized garden. As such the application will not result in an overdevelopment of the plot.

Nature conservation

The proposal is for a householder development and is of a size that 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 required for this development which will fall inside 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 Refuse