HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78364

DESCRIPTION	Two storey side & single storey rear extension
ADDRESS	114 Leigh Road Eastleigh SO50 9DU

SITE VISIT DATE	26th April & 17th May 2016
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	To extend the rear of the property by replacing the existing single storey with a 4.9m (d) 7.4m(w) and 3m (h) to the eaves and 4m(h) to the pitch – single storey extension. A two storey side extension would add a further 2.4m (w) and 7.8m(d) addition. Sited with 200mm gap from the side boundary. The ground floor would reorganise the kitchen and dining space and add an additional two rooms, whilst the first floor would create an extra bedroom and extend the accommodation by providing an ensuite making for a 4 bedroom house.
TOPOGRAPHY	Flat
TREES	N/A
BOUNDARY TREATMENT	1.8m high fence abutting the neighbouring occupiers
SITE CHARACTERISTICS	Semi-detached two storey dwelling set back from the road and served by parking for three vehicles with two additional spaces within a lean to carport to the side of the dwelling. The dwelling is set in a modest plot with a sizable rear garden.
CHARACTER OF LOCALITY	Primarily residential properties along very busy main road into Eastleigh, Leigh Road. Wide range of alterations and extensions to these properties, including a range of two storey side extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/13080/002/00	TWO STOREY SIDE EXTENSION – 116 Leigh Road	PERMIT 2003
J/15/77188	Erection of single storey rear extension – 4m depth	Prior Approval Not Required
F/13/73775	Two storey side extension and single storey rear extension	PERMIT 2014

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
9 Tommy Green Walk	No objection to the proposed planning application, however I would like the council to consider the parking implications as a number of properties in close proximity to the proposed have extended and now seem to have more cars and commercial vehicles than they have parking for.
112 Leigh Road	A formal objection is raised on the following issues: • The rear extension appears overbearing in terms of character and built form – out of keeping with other properties • The extension by virtue of its height would limit light to our property • How many bedrooms the property is going to offer is unclear • Would the number of bedrooms indicate a change of use of the property from a single house to block of bedsits • The impact on parking may increase • A less intrusive building design would be welcome
116 Leigh Road	A formal objection is raised on the following issues: • The depth of the extension appears out of context with surrounding development • The extension to the rear would have a negative impact on the amenity of our house and garden through (i) noise, (ii) overlooking, overshadowing and loss of privacy, (iii) loss of daylight, and (iv) a possible a loss of privacy. • Proximity of extension to the shared boundary would give an overbearing presence over our patio and family area of the garden but will make future repairs and replacement of the fences difficult • Increase the height of the building would reduce the light into our garden and conservatory • The proposal reduces the amount of car parking available or provides insufficient parking space for its proposed use. • Reduction in the value of properties affected by the proposed development.

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 policies 59.BE.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising: DM1, DM24

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

- 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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area 14
• Retain the wide grass verges and associated mature broadleaved tree planting along Leigh Road.
• Minimise the requirement for on-street parking in new development.
• Maintain the predominant plot widths and continuity in building line.
• Ensure that the form of new development relates effectively with the hipped roofs and gabled bay windows prominent in existing development.

SPECIAL POLICY AREA

N/A

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	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	

The comments on parking issues are noted and a full assessment will examine the current and proposed parking on site.
The occupiers at no.112 & 114 Leigh Road have been contacted and the officer has taking the views and recorded the relationship between properties as part of the officer assessment to follow in this report.

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

Principle: The development site is located within the built urban edge, in an established residential area. The principle of development is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with the relevant local planning policies and guidance.

In this case, the relevant saved local plan policy 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.

Character and Appearance:

Leigh Road is a mix of two storey semi-detached dwellings where two storey side extensions have been developed at some of the dwellings along both sides of Leigh Road. The proposed side extension has been designed to reflect the existing roof form and fenestration on the original building, and it is considered this approach is acceptable in terms of the character of the dwelling and the impact on the street scene. The single storey extension to the rear is not visible from the public realm, therefore would not impact the street scene and is typical of the types of extensions seen on domestic properties.

Amenity:

Neighbours to both sides of the site have objected to the proposed scheme. In considering the concerns of residents at 116 Leigh Road where the rear extension would abutt the shared boundary need to be assessed. A Prior Notification for a large extension was submitted by no.116 16/10/2015 under J/15/77188 - Erection of single storey rear extension following removal of existing conservatory - width 4 metres, depth 4 metres, overall height 3.75 metres, eaves height 2.5 metres. Although the occupiers decided to renovate the existing conservatory and not build that which was assessed not to need formal consent it is noted that under part Part 1, Schedule 2 of the The Town and Country Planning (General Permitted Development) (England) Order 2015, that for semi-detached houses the extension could be built up to 6m in depth.

The rear extension to number 114 is proposed at a depth of 5m. The guidance contained within the Council's Quality Places SPD has been used to establish whether a detrimental loss of light would occur to neighbouring 116. Using the 45 degree rule, the single storey rear extension will not result in a significant loss of daylight to the existing conservatory. In regard to the increase in height the occupiers of number 114 have reduced the height by altering the pitch from gable to mono-pitch this has allowed for a minimal increase to the original and existing roof height, therefore, by virtue of the reduced bulk the impact onto no.116 is limited.

In relation to the concerns of residents at 112 Leigh Road, the development is contained within the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

site boundary at 0.2m from the identified boundary. This is normally sufficient to accommodate foundations and guttering within the site; and planning permission does not convey the right to encroach onto neighbouring land without the written consent of the land owner. A note to applicant can be included to remind the applicant of this.

As mentioned, the proposed side extension will come close to the shared boundary, however the development will be separated from the side elevation of 112 Leigh Road by their driveway and there is limited fenestration within this elevation. The rear extension is single storey in height, which will limit the visual impact and there are examples of this type of development along Leigh Road. In considering the potential impact on neighbouring properties, on balance it is felt the development would not result in an unacceptable impact.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The application is reminded that in order to build over the drain to the rear of the dwelling permission is sort from Southern water and the application can only be implemented once this permission is received.

Use

The comments of the neighbouring occupiers are noted. The concern that the premises would be unlawful as a c3 use and could become House of Multiple occupancy (HMO) is unfounded. Speculative development is not a material consideration to determine the impact of the application.

Highways

The consultation comments are noted. Saved Policy 59.BE (v.) of the Eastleigh Borough Local Plan Review 2001-2011 requires that development provides a satisfactory means of access and layout for vehicles which includes an acceptable level of parking provision in accordance with the requirements of the Council's Residential Parking Standards Supplementary Planning Document (SPD). As the property remains a 4 bedroom dwelling the parking arrangement would not alter as a result of the development. There is deemed to be no conflict with the aforementioned policy requirement as a result of the proposal.

The development is therefore considered to comply with the requirements of Policy 59.BE.

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

For the reasons given above, the application is recommended for approval subject to conditions.

REF. NO. «AltRef»