HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68895

DESCRIPTION	Single storey side & rear extension, new porch canopy, boundary wall/fence & raised patio
ADDRESS	22 Abbeyfields Close Netley Abbey Southampton SO31 5GR

SITE VISIT DATE	25/5/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey, pitched roof, extension running along the side of the house. Extension measures 3.9m(w) by 12.9m(d) by 4.3m(h). 2m high boundary wall with close boarded infill panels between pillars. The wall runs along side boundary with footpath. Proposal also includes a pitched roof over the existing front door.
TOPOGRAPHY	Slight rise in ground level towards rear of the property. The footpath is approx 0.4m below site level.
TREES	None affected
BOUNDARY TREATMENT	Approx 2m high fencing and hedging.
SITE CHARACTERISTICS	Two storey detached house with single garage at side.
CHARACTER OF LOCALITY	Residential area, there is a strong symmetry between the houses in the row each with an attached single garage.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	No objection
Environmental Health	Recommend amenity conditions

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – Not within detailed character area

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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		

Noted. Amenity conditions are not considered necessary for this size of development and are covered by other legislation.

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	

Letter requested plan be put on the internet, which has now been done.

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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.

- The single storey side extension has been well designed, retaining the appearance of a side garage and reflecting the style of the existing house and surrounding properties.
- Although the side extension covers a large footprint, it is single storey and only marginally larger than that usually allowed under permitted development (had the extension not been adjacent to the public footpath). 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 wall with the close boarded inserts adds interest to the footpath boundary and replaces a similar height close boarded fence.
- The single storey extension and boundary wall are an acceptable distance from the adjoining houses so as not to affect their privacy, light, outlook or be overbearing.
- The pitched roof over the front door is a small addition to the house and will have no significant impact on its appearance or neighbours amenity.
- The patio is at DCP level and so falls within permitted development.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSION

Recommend Permit

9/6/11