HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77660

DESCRIPTION	Two storey side extension
ADDRESS	11 Bowcombe Netley Abbey Southampton SO31 5GP

SITE VISIT DATE	08 January 2016
ARE PLANS ACCURATE?	It is considered that sufficiently detailed 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 extension to the eastern side of the property to provide additional ground floor living space as well as a third bedroom at the property's first floor level.
TOPOGRAPHY	The site slopes gently down from front to rear and from west to east.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The property frontage is surrounded by a mature hedge which extends along the length of the property's eastern boundary. The remaining boundaries of the rear garden of the dwelling are marked by timber fencing.
SITE CHARACTERISTICS	The application property is a two-storey, two-bedroom semi-detached dwellinghouse constructed of buff-brick with concrete roof tiles. The property is set on a prominent corner plot at the junction of Bowcombe and Cranmore, with off road parking being within a single garage and adjoining driveway which are accessed via the latter. The property has private amenity space to the rear which is predominantly laid to lawn.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of a 1970s/1980s housing estate formed of two-storey dwellings in short terraces or within semi-detached pairs that are set on modest sized plots. A number of these dwellings have had two-storey additions to the side including the adjoining property to No. 11 (No.12) and the dwelling to the opposing side of Bowcombe (No. 1 Whitwell).

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	Objection on the grounds of policy 59.BE (i).

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: 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, Policies DM1, DM24.
Supplementary Planning Guidance: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – *BHH 44* (Summary Description Only):

"1970s/1980s terraced/semi-detached/detached development on loops/multi-headed cul-de-sacs on the north eastern edge of Netley."

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

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 the principle of the development proposed, layout and design, residential amenity, highway matters, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the matters of the layout and design of the development and its impact upon the character of the area are considered in the below assessment of the proposals.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requriements in relation to this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, design and impact upon the street scene and area character:

The application is considered to accord with the requirements of Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan Review 2001-2011 in this respect. The proposed side extension is not excessive in size or scale and, owing to its lower ridge height and recessed positioning, it is considered to represent a proportionate and subservient addition to the property. An adequate sized private amenity area will also be maintained to serve the dwelling and as such the proposals will not result in the overdevelopment of the plot.

It is accepted that the dwelling is positioned on a prominent corner plot and the proposed development is sited on the road side of the property such that it will be visible from both Cranmore and Bowcombe. It will also project further beyond the front building line of those properties within Cranmore immediately to the rear of the site. Despite this, however, it is not deemed that any resulting impact upon the character of the street scene would be such as to justify a conflict with Saved Policy 59.BE (i) of the adopted Local Plan and the subsequent refusal of the application on

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

these grounds. The extension is sited so that a degree of spacing is afforded to the eastern boundary of the plot and the existing dense hedging which marks this can be maintained. Both of these aspects, as well as the subservient design of the extension itself, serve to lessen the potential visual impact of the proposals. It is also of notable material relevance that the two-storey development to the opposing side of the junction of Cranmore and Bowcombe (No. 10 Bowcombe) as well as Bowcombe and Whitwell (No. 1 Whitwell) is in similar proximity to the highway with both of these dwellings being set on equally prominent corner plots. Taking account of these factors, it is not considered that the extension would appear out of character with the area or as an unsympathetic or unduly prominent visual feature within the street scene.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings. There is considered to be no conflict with this policy requirement in respect of the development proposed and no neighbour objections have been received. As a result of the siting of the property on a corner plot and the positioning of the extension itself, it will have no notable impact upon the adjoining dwelling. It is also deemed to be sited a sufficient distance from the neighbouring property to the rear, No. 42 Cranmore, as well as those dwellings to the opposing side of both this road as well as Bowcombe, Nos. 10 Bowcombe and 1 Whitwell respectively, such that it will not adversely affect levels of light to or outlook from their habitable windows, be unduly overbearing, or result in an unacceptable loss of privacy for their occupiers.

Highway matters:

Saved Policy 59.BE (v.) of the adopted Local Plan requires the provision of a satisfactory means of access and layout for vehicles which includes an acceptable level of on-site car parking in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). This SPD requires that three-bedroom properties, as in the case of the application dwelling as extended, provide 2 on-plot car parking spaces. These are available at the rear of the plot with existing access from Cranmore. There is therefore deemed to be no conflict with the aforementioned policy requirements.

Conclusion:

Overall for the reasons as set out above the development is considered to comply with the relevant development plan policies, associated supplementary planning documents, and national planning policy.

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

It is recommended that planning permission be granted.