HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73251

DESCRIPTION	Two storey front extension & repositioning of existing front dormer window
ADDRESS	13 Oakwood Way Hamble-Le-Rice Southampton SO31 4HJ

SITE VISIT DATE	31/07/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Extension will incorporate a new entrance porch and enlargement to a bedroom/study at ground floor level with an enlargement to an existing bedroom at first floor level. This application seeks to amend a previously approved scheme (F/13/72869). It sees the width of the front gable projection reduced by 350mm and the re-positioning of the existing front facing dormer (previously this was removed altogether with just a front roof light proposed).
TOPOGRAPHY	Predominantly level.
TREES	None to be affected
BOUNDARY TREATMENT	Largely open to front with some screening in the form of mature vegetation.1.8m fencing and vegetation along with boundary shared with No12.
SITE CHARACTERISTICS	Detached chalet bungalow within circular cul-de-sac. Plot falls on a bend, giving an almost corner feel. Previously extended to the rear and dormer windows on front and rear elevation. Enclosed garden to rear, parking on driveway to front which leads to a detached garage within the rear garden.
CHARACTER OF LOCALITY	Residential cul-de-sac with a variety of house styles including two storey and chalet style bungalows. Front gable projections are a prominent feature.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72869	Two storey front extension	Permitted 2013
Z/35682/002/00	CONSTRUCTION OF FIRST FLOOR REAR EXTENSION	Permitted 2001
Z/35682/001/01	VARIATION TO PLANNING PERMISSION REFERENCE NO 35682/1 DATED 13 OCT 1999 FOR CONSTRUCTION OF SINGLE STOREY REAR EXTENSION (AMENDED DESIGN) TO THE FOLLOWING EXTENT ONLY: ALTERATIONS TO REAR WINDOW IN ACCORDANCE WITH LETTER AND PLAN RECEIVED 21 FEB 2001	Permitted 2001
Z/35682/001/00	CONSTRUCTION OF SINGLE STOREY REAR EXTENSION (AMENDED DESIGN)	Permitted 1999
Z/35682/000/00	CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	Permitted 1999

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	It was resolved to leave the decision to the officers
Environmental Health	This Service has identified the above application on a recent planning list. I have reviewed the information provided and wish to make the following comments: • The application site is located on adjacent to a yatch repair yard and works, as shown on current and historical Ordnance Survey mapping. • The comments below repeat those made on the application, F/13/72869, that was made earlier this year for the same address We recommend that the applicant is advised that: ***The application site lies immediately adjacent to a yatch repair yard and works. The presence of 'made ground' and/ or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number / location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention***

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	of the Building Control officer. ***Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service.Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.***

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) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, flood risk, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Comments noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

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

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.

This application seeks to amend a previously approved scheme for the dwelling. It amends the approved scheme by reducing the width of the two storey extension (front gable projection) but sees the retention and re-positioning of the existing front facing dormer.

The previous assessment is copied below. The amendments are not considered to alter this assessment in that they will not result in the scheme having any adverse impact on the street scene or amenities of adjacent occupiers.

Principle: *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 dependant on the details and impacts of the proposal being considered acceptable, as set out below.*

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential amenity: *Due to the scale, design and position of the extension in relation to surrounding properties, there will be no adverse impact on residential amenities. There are no side facing windows proposed in the extension and the relationship between the extension and the adjacent property, No12, will not result in any unacceptable impact in terms of light impact or overbearing visual impact.*

Character & appearance: *The extension, in terms of footprint is very small, projecting approx. only 1.5m. It does increase the scale of the roof to the front, with a gable projection measuring approx 7.1m in width. Whilst the street scene is varied, front gable projections are a very common feature, with both single storey and two storey examples present. The existing property, with the extension, is therefore considered to actually fit in better with the character of surrounding properties, whilst still retaining some individuality.*

Highway impact: *The proposal does not increase the number of bedrooms in the property or reduce the parking provision on site to an unacceptable standard. No objections on highway grounds.*

Flood risk: *The site falls within flood zones 3 & 3. The actual area of development, however, is to the front of the property and is outside of the flood risk area. For this reason, a flood risk assessment is not required and the development is not considered to increase flood risk.*

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. 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

Recommendation is to permit for the reasons stated above.