HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74501

DESCRIPTION	Conversion of garage to form habitable accommodation & erection of single storey rear extension
ADDRESS	8 Long Close Road Hedge End Southampton SO30 4GD

SITE VISIT DATE	30/06/2014
ARE PLANS ACCURATE?	It is considered that sufficient details have been provided to allow for a full and proper 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 development as described above. The proposals are to allow for the creation of a WC, utility area as well as an additional bedroom (confirmed on-site). The proposed extension will have a flat-roof and will 'in-fill' the gap between the side elevation of the property's kitchen and the rear elevation of its existing attached garage. On the date of the Case Officer's site visit this element of the proposals had been partially constructed.
TOPOGRAPHY	The site slopes gently up to the south in line with the general gradient of Long Close Road.
TREES	None affected.
BOUNDARY TREATMENT	The northern side boundary of the property's rear garden is, in the proximity of the proposed extension, marked a 1.8m high brick wall with the remainder of the rear garden being surrounded by close-boarded fencing.
SITE CHARACTERISTICS	No. 8 Long Close Road is a single-storey detached bungalow constructed of red brick. The property has previously had an extension to its northern side which included the single garage that is proposed to be converted as part of this submission. Off-road parking is provided on the driveway to the front with there being private amenity space to the rear.
CHARACTER OF LOCALITY	The site is situated within an established residential area with Long Close Road consisting of a mixture of detached and semi-detached single storey bungalows as well as two-storey terraced houses, each being of a similar period and set on a relatively modest sized plot.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR4053B	The erection of a bungalow	PERMIT – 05/07/1957
F/06/56381	Single storey side extension, following demolition of existing garage	REFUSE – 28/04/2006
F/06/56965	Single storey side extension, following demolition of	PERMIT – 29/06/2006

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	existing garage (amended design)	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	*No objection*
Head of Transportation and Engineering	*No objection - subject to Condition C05.* *So long as the proposed annex remains a linked element of the existing dwelling, and is not sold-off as an independent unit, there are no objections. The reason for this is in regard to parking, as whilst the existing driveway has an adequate hardstanding area to accommodate 4 / 5 vehicles, it would not be suitable for two independent units due to the access point and layout. In regard to transport Developer Contributions, again as a linked 'non-independent' dwelling, none would be required.*

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 Policy 59.BE
Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, Policies DM1, DM24
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area:

The site falls within *HEWEB 37.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Retain the grass verges and associated semi-mature broadleaved tree planting.
- Maintain the predominant plot widths.
- Maintain the predominant open frontages while seeking to maintain a clear distinction between public and private space.

SPECIAL POLICY AREA

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

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

NATIONAL PLANNING POLICY GUIDANCE

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 use of the proposed development, residential amenity, highway matters, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments made are noted and are responded to where necessary and appropriate in the below assessment of the proposals.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation requirements as part of 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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 the impact of the proposals upon the character of the area:

The proposals are considered to be acceptable and in accordance with the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review in this regard. The single storey rear extension is of a particularly modest scale and footprint and in this respect is considered to represent a proportionate addition to the host property. Whilst its flat-roof design is perhaps to a degree at odds with the pitched roof nature of the main dwelling, given its size as well as the very limited and oblique views available towards it from the Long Close Road street scene, it is not considered that this is unacceptable nor will it impact unduly upon the character of the area.

In terms of the proposed garage conversion, the exterior works to be undertaken are limited to the replacement of the existing garage door with a single window and door as well as associated surrounding brickwork. It is acknowledged that the provision of an additional door into the front elevation will result in this part of the property appearing somewhat unusual within the streetscene and detract from the main entrance of the bungalow, however, it is understood from the site visit that this is required in order to provide level access into the rooms to be created for the property's disabled occupants. Notwithstanding this, the proposed garage conversion and the exterior works associated with this can be undertaken under permitted development with there being no restrictions imposed upon the original planning approval which allowed for its construction (F/06/56965). As such and in the absence of any requirement for planning permission, it is not considered that the refusal of the application in respect of the garage conversion element of the proposals could reasonably be justified.

The use of the development proposed:

Whilst there is no suggestion of such as part of the application, the converted garage and extension area has the potential to be used independently of the main house owing to the layout proposed and in particular the presence of a separate front entrance as well as a bathroom and 'kitchen', and it is noted that the Council's Head of Transportation and Engineering has made reference to this matter in their consultation response. As such a use would not be considered to be acceptable in planning terms, it is necessary for a condition to be imposed upon the decision notice to restrict the development to be ancillary to the main property and to prevent any possible future subdivision.

Residential amenity:

Owing to the siting of the proposals, the primary consideration in respect of residential amenity concerns the impact of the development upon the occupiers of the dwelling to the immediate northern side of the application site, No. 10 Long Close Road. Whilst it is acknowledged that the extension will be positioned in particularly close proximity to the shared boundary between the two properties and owing to its flat roof design and slightly higher ground level it will extend notably

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DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

above the current boundary treatment, it is not considered that it will be unacceptably overbearing nor will it unduly reduce the levels of light received to or outlook from the windows of the neighbouring dwelling, with the rear elevation of the extension being positioned such that it does not extend beyond that of No. 10's side extension. Whilst the rear elevation of the extension does contain two windows and owing to the shape of the respective plots, these will to a degree be orientated towards the shared boundary, it is not considered that any unacceptable level of overlooking will occur. The windows are at single storey level and will overlook an area to the side of No. 10 which is not considered to be primary amenity space. In addition, the only window present in the side elevation of this neighbouring property which views will be afforded towards is a secondary obscure-glazed 'port-hole' style window and as such it is not considered that any undue loss of privacy will occur. In respect of residential amenity, therefore, the proposals are deemed to accord with the requirements of Saved Policy 59.BE (vii.).

Highway matters:

The main consideration in this regard concerns whether adequate on-site car parking will be available to serve the resulting property. As a three-bedroom dwelling the Council's adopted Residential Parking Standards SPD requires that three spaces be provided within the curtilage of the dwelling. Whilst the proposed conversion of the garage will reduce the level of available parking by one space, there remains ample room on the property's driveway to meet the required standard. The Council's Head of Transportation and Engineering has accordingly raised no objection to the proposals and the application is considered to accord with Saved Policy 59.BE (v.) of the Eastleigh Borough Local Plan Review 2001-2011 which requires the provision of a satisfactory means of access and layout for vehicles.

Conclusion:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Pre-Submission 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

The application is recommended for approval.