HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/73858

DESCRIPTION	Single storey rear extension, following demolition of existing conservatory
ADDRESS	30 Chalmers Way Hamble-Le-Rice Southampton SO31 4LR

SITE VISIT DATE	29/01/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a single storey rear extension measuring 8.862m in depth, 5.108m in width and 4m in height (at the point at which it abuts the main dwelling). The extension will be situated 150mm from the boundary with the adjoining property (No. 29 Chalmers Way) and is to provide a fourth bedroom, additional bathroom and a family/dining area. The property's existing rear conservatory is to be removed as part of the proposals.
TOPOGRAPHY	The site slopes down towards the rear boundary of the plot.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The property's rear garden is surrounded by 1.8m high timber fencing on all sides.
SITE CHARACTERISTICS	No 30. Chalmers Way is a three-bedroom, semi-detached, two-storey dwellinghouse finished in a mixture of brick and render. The property has previously been extended by way of a flat-roofed, single-storey side extension as well as having had the addition of a rear conservatory which is to be removed as part of the proposals. The dwelling is set on a relatively sizeable plot and as a result has a fairly large area of private amenity space to the rear. Off-road parking for a single vehicle is provided by way of a driveway to the front.
CHARACTER OF LOCALITY	The site falls within an established residential area and sits at the end of the cul-de-sac Chalmers Way which is made up of a mixture of both semi-detached and terraced dwellinghouses of a similar scale and design. A number of properties within the road have had rear additions in the form of extensions or conservatories, although there is nothing obvious of the same depth and scale of that proposed as part of this application.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No third party representations have been received in respect of the application.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	(28/01/2014): It was resolved to leave the decision to the Officer.

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 Draft Eastleigh Borough Local Plan 2011-2029, Policies DM1, DM24
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area:

The site falls within the character area *BHH39.* The Council's adopted appraisal document sets out the following guidance principles for new development in this area:

- Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
- Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
- Retain and extend the continuity in building line.

SPECIAL POLICY AREA

The site is not 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 residential amenity, highway matters, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hamble Parish Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable 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:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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 of the Proposals of the Street Scene and Area Character:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Whilst the proposed extension will not be visible from or impact upon the Chalmers Way street scene and the dwelling will still retain an adequate area of rear amenity space such that the development will not result in the overdevelopment of the plot, it is considered that the size and scale of the proposed extension is such that it is considered to be disproportionate to and not in sympathy with the host dwelling. The proposed extension is of a significant depth at 8.892m and owing to its 5.108m width, has a substantial footprint of 45.42sqm. It is considered that this represents an excessive addition to the property with the main dwelling itself measuring just 7.9m in depth and having a footprint of approximately 49.6sqm (excluding the excluding rear conservatory which is to be removed as part of the proposals). The extension, therefore, would increase the depth of the main property by around 112% and its footprint by more than 90%. Whilst it is acknowledged that a number of properties within Chalmers Way have had rear additions in the form of extensions or conservatories, these are generally much more proportionate to the host dwelling and there is nothing obvious of the size or scale of that proposed as part of this application. The development is, therefore, considered to be contrary to the requirements of Saved Policy 59.BE (i) of the adopted Local Plan in that it fails to take full and proper account of the context of the site and is inappropriate in scale, layout, design and siting.

Residential Amenity:

The above mentioned excessive scale, due to the positioning of the proposed extension, will also contribute to the development having what is considered to be an undue and unacceptable impact upon the amenity of the occupiers of the adjoining neighbouring property, No. 29 Chalmers Way. The extension will be situated in close proximity to the shared boundary with this dwelling at a distance of 0.15m and as mentioned above will project almost 9m beyond their rear elevation. Due its parapet wall design, the eastern elevation of the extension will stand some 3m high in this position which will result in a substantial expanse of unbroken brickwork along the shared boundary. Owing to this prominence, it is considered that the development would have an overbearing and oppressive visual impact on the occupiers of this neighbouring property and be adversely enclosing to this section of their side boundary, to the detriment of their enjoyment and use of their private rear amenity space as well as their level of outlook from the rear windows of their property.

Even if the 1.8m high timber fencing present along the remainder of this boundary were to be continued alongside the proposed extension which could be required by way of a planning condition, it is not considered that this would sufficiently mitigate the aforementioned detrimental impact of the development upon the amenity of the occupiers of the adjoining property. Indeed, due to its substantial height, the eastern elevation of the extension would still be noticeably taller than the boundary fence, projecting at least 1.2m above it.

The development is therefore considered to be contrary to Saved Policy 59.BE (vii) of the adopted Local Plan in that it will unduly impact upon the amenity of the occupiers of the neighbouring dwelling, No. 29 Chalmers Way.

Highway Matters:

The proposed extension will increase the number of bedrooms within the property from 3 to 4. Saved Policy 59.BE (v) of the adopted Local Plan requires that new development has a satisfactory means of access and layout for vehicles, with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD) requiring that 4-bedroom properties provide 3 on-plot car parking spaces. The property currently has on-site parking for only a single

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

vehicle on its frontage and no information has been submitted to demonstrate that additional parking is proposed or indeed that the plot could accommodate the required 3 spaces. Accordingly, it is considered that the proposals will increase the level of on-street parking within the cul-de-sac and as a result fail to accord with the requirements of Saved Policy 59.BE (v) of the Local Plan and the Council's Residential Parking Standards SPD.

Overall, for the reasons as outlined above, the application is considered to conflict 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 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

The application is recommended for refusal.

REF. NO. «AltRef»