**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78961**

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| DESCRIPTION | Two storey rear extension & alterations to roof to provide habitable accommodation including side dormer & raised terrace to rear |
| ADDRESS | 27 Wildern Lane Hedge End Southampton SO30 4EE |

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| SITE VISIT DATE | 26 August 2016 |
| ARE PLANS ACCURATE? | The plans are sufficient to determine the application |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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| DETAILED DESCRIPTION OF APPLICATION | Amended plans have been received removing the original one and a half storey rear extension and extended decking from the proposal. The application now seeks permission to:<br>• Convert the bungalows rear hipped roofline into a full gable.<br>• Insert a box dormer on the north eastern side elevation, measuring 7.1m(w) by 3.2m(d) by 2.2m(h). The dormer contains two en-suite windows.<br>• Insert 1no. rooflight on front and south western side elevation.<br><br>The conservatory shown on the existing elevation has now been taken down. |
| TOPOGRAPHY | The site slopes down from front to rear. |
| TREES | There are not trees offered protect by a tree preservation order on site. Furthermore there are no trees of particular amenity to the area. |
| BOUNDARY TREATMENT | There is a timber fence of approximately 1.8 to 2m in height that forms the rear boundary. The detached garage also forms part of the north |
| SITE CHARACTERISTICS | The application property is a single-storey detached bungalow set to the western side of Wildern Lane. The property which is of red brick construction with pebble-dash render to its side elevations, has a hipped-roof with distinctive gable-ended front bay projections which give a pleasant degree of visual symmetry to the building's front elevation. The property is set on a good sized plot and has previously had a conservatory at the rear with a good sized garden area retained beyond this. Off-road parking is provided on the plot frontage and alongside the northern side of the dwelling with the latter leading to a detached single garage at the rear. |
| CHARACTER OF LOCALITY | The site falls within an established residential area and forms one of a row of single-storey detached bungalows set to the western side of Wildern Lane. The properties are of a |

**THE SITE AND ITS SURROUNDINGS**

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| | uniform scale and design. A number of these properties have been extended at the rear with examples of side facing box dormers also being apparent. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/18028/001 | Ground floor rear kitchen/lounge extension | Permit (June 84) |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| Occupants of 25 Wildern Lane<br>(comments on original plans) | Overdevelopment;<br>Visually intrusive;<br>Overlooking/loss of privacy/loss of light;<br><br>The proposed two storey gable ended extension would not only cause a loss of light to our living areas but also affect the privacy of our garden as we would be overlooked from the proposed first floor windows. We also believe that continuing to extend the second storey from the original footprint of the existing extension would be visually intrusive compared to the existing lines of properties. |
| Occupants of 29 Wildern Lane<br>(comments on original plans) | The development will be visually intrusive. The additional extension to the property along with an addition of a second story is over development and will be too dominant in comparison the surrounding properties. The proposed plans will impact us by directly overlooking our property and lead to a loss of privacy particularly our main living areas.<br><br>We feel that the proposed plans will affect the enjoyment of our property. |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Hedge End Town Council | No Objection |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area |

**DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S**

**Eastleigh Borough Local Plan Review (2001-2011), saved policies**
Saved Policy 59.BE applies

**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'

**Supplementary Planning Document:** Quality Places

**DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S**

**Supplementary Planning Document:** Residential Parking Standards

**CHARACTER APPRAISAL AREA**

Hedge End, West End and Botley Character Area:

The site falls within the character area HEWEB 35. The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

• Retain/reinforce the broadleaved planted island to the east of Wildern Lane.
• Mitigate the effects of the heavy vehicular traffic on Wildern Lane in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.
• Retain and extend the continuity in building line.

**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 residential amenity, highway matters, trees, street scene and character of the area

**COMMENT ON CONSULTATION RESPONSES**

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| None received | | See below | x | |
| **Other** The Parish Council comments are noted | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

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|---|---|---|---|---|---|
| | None received | | See below | x | |
| The rear extension has now been removed from the scheme. | | | | | |

**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**

**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.

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.

**Character and Appearance**

There is an established character of extending and altering properties within this area of Wildern Lane. The neighbouring chalet bungalow (at no.29) already has a box dormer window on its side elevation, albeit on a smaller scale, and its rear roof slope has been converted from a hip to gable. There is a further example of a box dormer on the side roof slope of no.23. The proposal is of a similar design to the neighbouring extended bungalows with most of the work taking place towards the rear of the property. The proposal is considered to be in proportion to the existing and neighbouring dwellings and should fit within the mixed Wildern Lane street scene.

**Residential amenity:**

The proposed rear hip to gable extension is a relatively modest addition to the property, which is not considered to harm the outlook or light received into the neighbouring dwellings. The proposal includes a rear bedroom window that looks down the property's own garden and a front bedroom roof light that faces onto Wildern Lane. The proposal also includes three side facing windows within the properties roof line, which given their position and the fact they serve secondary rooms it would not be unreasonable to expect these windows to be obscure glazed.

**Highway Matters:**

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). This SPD requires that 4+ bedroom properties (as potentially could be provided by the application dwelling as extended) provide 3 on-site car parking spaces. There is currently adequate provision in this regard to the front and side of the property with appropriate access already available to these from Wildern Lane. The proposals therefore conform within the aforementioned requirements of Saved

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Policy 59.BE (v.).

**Trees and Landscaping:**

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

**OTHER MATERIAL CONSIDERATIONS**

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

**CONCLUSION**

Recommend Permission