HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74040

DESCRIPTION ADDRESS	Erection of two & three storey side extension, associated alterations, formation of front & side boundary treatment & formation of garage, following demolition of existing garage Mylor Church Hill West End Southampton SO30 3AT

SITE VISIT DATE	2/4/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of a two storey (front) and three storey (rear) extension along the eastern side of the house. The side extension is gabled with a double height bay window at front and rear and measures 7.4m(w) by 10.9m(d) by 10.2m(h at rear). Amended plans have been received (17/4/14) changing the first and second floor windows from single to double at the rear of this extension. Two storey front extension to infill the gap between the two front gables. The extension measures 3.7m(w) by 3.3m(d) by 6.3m(h). Replacing the existing two storey extension along the western side elevation with a single storey extension. The single storey extension has a pitched roof and measures 3.7m(w) by 6.3m(d) by 3.5m(h). Erection of a flat roof single garage at front measuring 3m(w) by 4.9m(d) by 2.7m(h). Introduction of wrought iron gates with brick pillars and wall at the entrance to the house. At its highest point the gates and brick pillars are 2.1m high. The scheme also includes: • Erection of a 1.8m high close boarded fence along the front of the property. • Insertion of a first floor window on each of the side elevations. • Erection of external steps at western side of the house leading down to the rear garden. There will be four steps and a retaining wall.
TOPOGRAPHY	Level at the front of the site and then the ground falls sharply away towards the rear.

THE SITE AND ITS SURROUNDINGS

TREES	Heavy tree screening along front of site with Church Hill and around rear garden. The front of the site is covered by Blanket TPO 60. Also there is a Chestnut Tree & Cedar Tree covered by TPO 329.
BOUNDARY TREATMENT	2/ 3m high close boarded fence along side boundary with Timberley. Timberley is on higher ground than the application site. Mixture of vegetation and fencing surrounds the remainder of the site.
SITE CHARACTERISTICS	Two/ three storey detached house set in large plot. There is a driveway and parking area to the front with a small detached garage to the far side.
CHARACTER OF LOCALITY	Predominantly residential properties of varying sizes and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Various tree applications	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection
Tree Team	No objection with the following condition: Before any equipment, materials or machinery are brought onto the site for the purposes of development, a pre-commencement site meeting between the Tree Officer, Arboricultural Consultant and Site Manager shall take place to confirm the protection of trees on and adjacent to the site in accordance with the Arboricultural Impact Appraisal and Method Statement prepared by A J Monk Consulting dated February 2014. The tree protection shall be positioned as shown on the Tree Protection Plan, before any equipment, materials or machinery are brought onto the site for the purposes of the development. The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations made without the written consent of the Local Planning Authority. This condition shall not be discharged until an arboricultural supervision statement, the contents of which are to be discussed and agreed at the pre-commencement meeting, is submitted to and approved in writing by the Local Planning Authority on completion of development.
Transportation and Engineering	The existing driveway is large enough to cater for the loss of garage parking whilst still conforming to numbers in terms of the EBC Parking Standards. Condition E04 – use of garage for car parking.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Planning Policy	This house is currently looking very sad with some sort of problem with the west projection evidenced by the metal strapping and the porch on the east end looking somewhat drunk. The main chimney too appears in need of some attention toward its north end but the house does stand in a generous plot. The proposal for the frontage is a sympathetic extension by replicating the existing wing with a recessed central entrance element to give asymmetrical elevation, excluding the west wing and the eastern projection. The reduction in height of the west wing will improve the relationship with Glen Lea and overall produces a well considered design. The new feature window in the west end on the half-landing to serve the hall, stairs and landing will give good light and character to these circulation spaces and is in keeping with the original character of the house; some stained glass around the margins of the window would add even more to this internally. The existing cloakroom window is a bit unfortunate and out of character so it is a pity it is scheduled to remain. My recollection of the roof when visiting the site was of a natural slate roof, so typical of this age of house and roof pitch but tiles are mentioned on the drawings. Natural slate is the material to be used on a house of this nature.

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
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 6

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be

POLICY COMMENTARY

assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	

Comments are noted and appropriate conditions will be applied. Conditioning the garage for car parking is not considered necessary as the site has ample frontage to accommodate at least three cars (as required by Residential Parking Standards SPD).

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.

Character and Appearance

The proposal has been well designed with attractive features and detailing that reflects the house and adds visual interest. The front two storey gable end is a particularly pleasing element as it reflects the design of the gable end already present and brings the house back into balance. It is considered that the proposal and replacement of the existing western side extension will improve the appearance of the house that is currently looking very tired. The proposal does involve a significant amount of work, but the extensions are considered to be appropriate for the size of the house and its large plot. The house is set back from Church Road behind high dense trees and vegetation and so the proposal will have little impact on the character or appearance of the locality.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposed single garage has a flat roof and is a less attractive addition to the property. However, it replaces a similar garage and is a small building tucked away at the corner of the property, behind trees, where it will have less of an impact on the character and appearance of the house or wider area.

The proposed entrance gates and wall make a feature of the entrance to the property. At 2.1m they are only just higher than that allowed by permitted development and are set back from the road where they cannot be easily seen from Church Hill. Likewise the 2m high close boarded fence will also be set behind the tree line and so will have little impact on the appearance of Church Hill.

Residential Amenity

The two storey extension on the eastern elevation is set in 10m from its boundary with Timberlaye with trees and fencing separating the two properties. There will be one first floor window, but this serves an en-suite and will be set at a different level to the adjoining property that is on higher ground. On the opposite side the existing two/ three storey projection is being replaced by a smaller extension which will have less of an impact on the adjoining neighbour (Glen Lea). There is a first floor window being insert on the side elevation, but this serves a landing which is not a primary habitable room. The single storey garage, entrance gates, boundary treatment is positioned where they will not be easily viewed from the neighbouring dwellings and the site has a high level of boundary screening and mature vegetation. As such the proposal is not considered to have an unacceptable impact on the neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Amount of development

The house is set in a large plot and will retain a good sized garden. The frontage is large enough to accommodate the at least three cars and required by residential parking standards SPD. As such the proposal is not considered to result in an overdevelopment of the plot.

Trees

Arboricultural information has been submitted in support of the application to show that the important TPO trees can be protected from the affects of the development. No objection has been raised by the Council's Tree Officer providing the recommended condition is imposed.

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 development complies with the requirements of Policy 59.BE. The proposal is therefore

CONCLUSION

recommended for approval.