HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79246

DESCRIPTION ADDRESS	Single storey side and rear extensions and alteration to roof to provide first floor living accommodation, including an increase to ridge height and front and rear dormer windows 132 Hiltingbury Road Chandler's Ford Eastleigh SO53 5NS

SITE VISIT DATE	03/11/16
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a single storey rear extension with a flat roof and a glazed lantern. The application also proposes extensions to the dwelling to increase the height of the roof to provide first floor accommodation and dormer windows in the front and rear.
TOPOGRAPHY	Flat and level
TREES	Trees on boundary of the site
BOUNDARY TREATMENT	Close boarded fencing
SITE CHARACTERISTICS	The site consists of a detached bungalow with single storey extensions. The site is located on a corner plot with access from Nichol Road.
CHARACTER OF LOCALITY	The properties on this part of Hiltingbury Road and Nichol Road generally consists of detached bungalows. A number of the properties have had extensions and alterations to the roof of the dwellings to create chalet bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/07/60485	Retrospective: Single storey rear extension (Amendment to F/04/51937)	Permit 17/09/2007
F/04/51937	Single storey side extension	Permit 13/10/2004
Z/09776/003/00	Alterations and extensions to create two storey dwelling with east and west facing dormer windows	Permit 18/03/1999

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
134 Hiltingbury Road	1. We have two windows on our second floor that overlook the property at 132 Hiltingbury Road. As the extension work will add approx. 6 foot to the height of the roof there, we will lose an equivalent amount of view

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	and light from those two windows. 2. We recently carried out our own extension, which affected the same boundary that will be impacted by this work. We were advised by your department to allow at least 1 foot between the building and the boundary, which we did. This is needed for access for any maintenance work that may need to be carried out on the outside of the property. Hence, we would expect the same guidance to be observed for this application. Please note we have allowed the current neighbours to make use if this space on a temporary basis, on the understanding it is still our property, and in light of the plans we have seen for this application, we will reclaim that space as being within our boundary.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None received	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area TPO

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

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

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
Policy DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – Hiltingbury Road West

Development proposals should ensure that:

- sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- no healthy mature trees would be felled or likely to be damaged
- the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene
- the existing building line along street frontages is respected

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 64 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

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, design and impact on the character of the area

The site consists of a detached bungalow with single storey extensions. The site also benefits from a detached garage to the side of the property. The front of the property and the vehicular access to the site is from Nichol Road, with the rear garden area facing Hiltingbury Road.

The application proposes extensions and alterations to the roof, by increasing the height to create accommodation in the roof of the dwelling. Dormer windows are proposed in the front and the rear of the property. A single storey extension is also proposed along the rear of the property adjoining the boundary with the neighbouring property 134 Hiltingbury Road.

The existing bungalow on the site has a height of 5.2m with a hipped roof. The proposed extensions would result in a dwelling with a ridge height of 7m with a gabled roof and dormer windows in the roof of the dwelling. It is considered that due to the size and scale of the proposed extension, including the increase in the height of the dwelling the proposal would result in extensions that our out of proportion with the existing dwelling on the site. It is considered that the dwelling would have a top heavy appearance due to the size, scale and mass of the extensions proposed and the proposed extensions would not be in keeping with the character of the original dwelling.

The full front of the dwelling is viewed from Nichol Road. Due to the concerns raised regarding the excessive size, scale and mass of the proposed roof extension the proposal is considered to result in an overly prominent dwelling on this corner plot. It is considered that the full extent of the roof extensions would be visible from the street.

No street scene has been submitted with the proposed application, however, it is noted that the surrounding properties are bungalows with chalet bungalows located further from the site and on Hiltingbury Road. It is noted that there have been recent permissions on Nichol Road and Hiltingbury Road, however, these are not considered to justify the proposed development.

It is therefore considered that the proposed extensions are not in keeping with the street scene or wider character of the area. In addition the Hiltingbury Road West Character Area Appraisal requires development to be compatible with the character of adjacent good quality properties and fit in well into the overall street scene. Due to the concerns raised above the proposal is not considered to comply with the character area appraisal.

The NPPF states that ‘permission should be refused for development of poor design that fails to take the opportunity available for improving the character and quality of the area and the way it functions’. It is considered that the proposed roof alterations due to their scale, form and prominence in the street would not improve the character of the surrounding area and therefore the proposal is considered to conflict with the NPPF.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposal is therefore considered to conflict with Policy 59.BE of the Local Plan, Policy DM1, The NPPF and the character area appraisal.

The site has a blank TPO, the trees are positioned on the boundary of the site and a large tree is located in the neighbouring property. The proposed extension would have a similar footprint to the neighbouring property and the single storey rear extension is set away from the trees, the proposal is therefore not considered to impact on the trees to result in a reason for refusal on the application. If permission were to be granted conditions regarding protecting the trees during construction would be recommended.

Impact on residential amenity

Due to the orientation of the existing dwelling the rear of the dwelling faces 134 Hiltingbury Road. This neighbouring property has two first floor side facing windows, these windows serve bedrooms and one of the rooms is a dual aspect window. Whilst it is acknowledged that the proposed extension would be visible from the side facing windows it is considered that due to the separation between the windows and the roof hipping away from these windows the proposal is not considered to be over dominant or result in material loss of light to these windows.

However, concerns are raised regarding the windows proposed in the rear elevation. Due to the orientation of the windows these would face towards the side facing windows and the rear garden area of the neighbouring property. These windows would serve bedrooms, a study and an en-suite, whilst it is acknowledged that these windows could be obscure glazed it is considered that due to the number of windows proposed and the use of the rooms they serve the proposal would result in perceived overlooking and result in an un-neighbouring relationship. The proposal is therefore considered to cause material harm to the amenities of the neighbouring property and conflict with Policy 59.BE of the Local Plan.

A letter of objection has been received from the neighbouring property 134 Hiltingbury Road regarding the need for separation between the two existing extensions for maintenance. The concerns regarding maintenance are noted, however, they would not result in a reason for refusal in the above application. The neighbour has also raised that the space between the neighbouring properties boundary and the extension is currently being used by the owners of the application site, however, the neighbour states that this will be reclaimed. This is a private matter between the two parties.

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

The application is recommended for refusal.