HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76107

DESCRIPTION	Rear extension and raising of roof to provide first floor accommodation to include 1no. Side facing dormer and 1no. Roof light
ADDRESS	Hillside Hungerford Bursledon Southampton SO31 8DF

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is a resubmission of a previous approved scheme. The application is for: • Replacement of a roof (29° pitch) on a bungalow with new roof of 50° pitch roof. As with the existing roof, the proposed roof will be hipped to the sides and have gable ends to the front and rear elevations. Within these gable ends first floor bedroom windows are proposed *(same as approved scheme)*. • First floor rear extension with pitched roof to match dwelling and cut off on one side. The extension has a high level side window and a rear julet balcony and measures 5.4m(w) by 3.5m(d) by 7.2m(h) *(new element)*. • Addition of side dormer window with pitched roof measuring 1.5m(w) by 5.9m(d) by 4.1m(h). The dormer contains two full height windows that relate to a bathroom and en-suite. The dormer is a *new element* that replaces one approved roof light on the side elevation. • A further roof light is proposed on the side elevation with the dormer window and a further four roof lights on the opposite side. These are new elements, which replace just one roof light on each side elevation.
TOPOGRAPHY	The ground level rises fairly sharply from the road to the house. At the point of the house the ground is level and again in the rear garden the land levels rise sharply to the rear boundary. This equally applies to the properties immediately north and south of the application site.
TREES	None affected
BOUNDARY TREATMENT	The site comprises a mixture of boundary treatment up to 2m in height including 1m and 2m high fencing.
SITE CHARACTERISTICS	The site comprises a bungalow set back a good distance from the road (21 to 23m) and reasonable sized rear garden.
CHARACTER OF LOCALITY	The area is residential and comprises principally detached

THE SITE AND ITS SURROUNDINGS

	and semi detached two storey properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/70122	Raising of roof to provide first floor accommodation	Permit – 14/02/2012
F/06/58499	Erection of flat roof side facing dormer windows & erection of detached garage to front of property	Refuse - 26/01/2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No objection
Old Bursledon Action Group	No response
Planning Policy & Design	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Established Residential Area Within Old Bursledon Special Policy Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE, 179.LB, 1.CO & 9.CO

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1, DM16 & BU7 (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 Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not within Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

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 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	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Noted					

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

1: CO - limits development in the countryside unless it meets the criteria in other policies of the plan.

9.CO - allows extensions to dwellings in the countryside subject to a number of criteria. The most relevant of these to this proposal are:

(iii) the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or its plot.

(iv) The design of the extension should not materially worsen the impact on its immediate surroundings.

Policy 179.LB seeks to protect the special loose knit character of Old Bursledon and ensure the retention of existing open areas. It states that further development within the special policy area will be refused with the exception of replacement dwellings, appropriate extensions and changes of use that respect and enhance the character of the Special Policy Area. The policy's preamble states that as a guide the council is unlikely to support extensions to existing dwellings that exceed a 15% in their original external floor space. The Special Policy area is described in further detail in BHH 23 Bursledon, Hamble-le Rice & Hound Character Area Appraisal.

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,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

ASSESSMENT

Amount of development

The proposed roof and first floor extension will result in an 81% increase in the floor space and this will exceed the 15% limit noted within the preamble to Policy 179.BE of the Local Plan. However, the floor space is created via a roof and first floor extension as opposed to increasing the property's footprint. The first floor extension being at the rear, where it will not be viewed from the special policy area. Therefore the enlarged dwelling will not appear significantly bigger than its neighbours, noting properties along the road vary in size and style and are mostly two storey.

Character and appearance

The size and design of the roof extension is considered to be sympathetic to the existing dwelling and the character of the locality given that the majority of dwellings are two storey and immediately adjacent to the site, Hi Lo is a chalet bungalow. The existing bungalow on site in its current form, single storey, stands out from the surrounding development for this reason and the proposed works would therefore result in a building more in keeping with the character and appearance of the surrounding area. As such the roof extension was granted planning permission in 2011 (under F/11/70122).

The current proposal includes a side dormer window with a long cat slide roof and a first floor rear extension over the existing family/ dining room. Although the side dormer window will add additional bulk to the properties roofline, it is set back within the roof slope and the dwelling is positioned 23m back from the road. As such the dormer window will not be overly prominent when viewed from Hungerford Bottom and will blend into the mixed character of the locality. The proposal also includes a first floor rear extension, which fits in with the proportions and design of the existing dwelling and is positioned where it cannot be viewed from the public realm.

The roof and first floor extension would not result in an enlarged footprint and as such the application would not reduce open areas within this special policy area. The application is not considered to have a significant impact on the character and appearance of the Old Bursledon Special Policy Area. For these reasons the proposed extension is considered to meet requirements of Policies 1.CO, 9.CO, 59.BE and 179.LB of the Eastleigh Borough Local Plan Review.

Residential Amenity

The roof pitch will increase from 29 to 50° and, as with the existing bungalow, would have gable ends on the front and rear elevation. The application also includes a side dormer window and rear first floor extension. The property is detached and set in from the boundaries with a reasonable gap between the property and the neighbouring dwellings. As such the proposal is not considered

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

to be visually obtrusive and meets the daylighting test outlined in Quality Places SPD.

Both properties either side of the application site have side elevation windows however the proposed roof is not considered to compromise light into these windows. The position of the dormer windows could enable some level of overlooking into the neighbouring properties and so an obscure glazing condition will be applied. The windows in question relate to a bathroom/ en-suite, which are not primary habitable rooms. The remaining side roof lights are high level windows (as shown in the cross section) and as such will not enable clear views into the neighbouring properties.

The rear and front elevation windows at first floor in the gable ends relate to bedrooms and may create some oblique levels of overlooking onto neighbouring properties not currently experienced however the area is characterised by two storey development and this sort of overlooking is not direct and is typically found in residential areas. For these reasons the proposal is not considered to have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Other Issues

- The site retains a good sized garden and its frontage provides acceptable levels of off road parking. As such the proposals are not considered to result in the overdevelopment of the plot.
- The proposal is considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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

Recommend Permit