HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77775

DESCRIPTION	Two storey side and rear extension to include garage and accommodation within the roof space with first floor side facing windows
ADDRESS	58 Telegraph Road West End Southampton SO30 3EX

SITE VISIT DATE	11/2/16
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a two storey side and rear extension to include garage and accommodation within the roof space with first floor side facing windows • The extension would in effect create an L shape extension, the first part of the two storey rear extension would project 5.1 metres overall, extend 7.2 metres in width and 6.7 metres in height • The two storey side extension would attach to the proposed two storey rear extension and extend 5.4 in width, then project 12.5 metres in depth to form the two storey rear element and extend 6.9 metres in width. It would project 6.8 metres in depth
TOPOGRAPHY	• The site slopes slightly upwards on approaching the site
TREES	• There are two protected trees which are sited away from the proposed development
BOUNDARY TREATMENT	• At the front elevation the boundary treatment consists of an approximate one metre tall fence and dense shrubs • At the side and rear boundary there is an

THE SITE AND ITS SURROUNDINGS

	approximate 1.8 metre tall fence with trees and hedging to the north and east
SITE CHARACTERISTICS	• The application site contains a detached chalet bungalow set in a generous plot opposite Telegraph woods • The amenity space extends around the perimeter of the bungalow • The front garden is rather spacious with mature landscaping which extends all around the site • There is a driveway for 4-5 vehicles which leads to the rear where there is a detached garage
CHARACTER OF LOCALITY	• The immediate surrounding area contains a mix of property styles, including bungalows and two storey detached dwellings set in generous plots many of which have been extended • Number 60 was granted planning permission for a similar extension albeit without the side extension

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/38239/001/00	Alterations to roof to provide first floor accommodation and construction of single storey rear extension	Granted 6/9/2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
WND	No objection
CRT	No comments received

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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (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 Guidance: Quality Places (2011)
Supplementary Planning Guidance: Hedge End, West End and Botley Character Area (2008)

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 7 – strength moderate – maintain predominant orientation of ridgelines in the existing development relative to the slopes on western road and southern road. Retain grass verges.

SPECIAL POLICY AREA

NA

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

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None received

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

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, 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.

Impact upon the Character and Appearance

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others.

The proposed two storey rear extension would result in a proportionate addition which would be respectful to the scale and mass of the host dwelling and is therefore acceptable.

There was a concern that the part of the proposal which would form the side and rear extension could create an extension of excessive depth, bulk and mass. However, when taking into that this element would be set back and the L shape design masks the resultant mass which is part aided by the proposed side element being shielded by the proposed two storey rear extension, it is on balance considered acceptable. Further to which owing to the existing footprint where the bungalow is long, had the extensions been 'added' on the rear the bungalow would have resulted in an expanse of brickwork.

The first floor side facing windows are acceptable.

Residential Amenity

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the existing property and the siting of the extensions to the occupiers of Poppy Cottage and Redlynch whom are to the south of the application site as there would be an approximate 26 metre separation distance. Likewise with the occupiers of the neighbours on Southern Road, there would be an approximate 40 metre separation distance; these accord with the Quality Places SPD. A condition will attached requiring the windows to be obscured however just to ensure there would be no harm to these occupiers in terms of overlooking.

Further to which there is adequate garden foliage also protects the development from any adverse impact on neighbouring properties.

A five metre separation distance would be retained between the host dwelling and number

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

58, whilst this is considered acceptable it is recommended a condition be attached requiring the windows to be obscure glazed as these will potentially allow for overlooking down onto number 58, further to which the full height floor to ceiling windows at the rear elevation are above adequate for light to be received to the first floor.

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

The two storey side and rear extension to include garage and accommodation within the roof space with first floor side facing windows, the host dwelling, streetscene or to the neighbours amenity. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011), Supplementary Planning Guidance: Hedge End, West End and Botley Character Area (2008).