HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68119

DESCRIPTION	Construction of single storey front extension with first floor roof light
ADDRESS	Hillcroft, Long Lane, Bursledon, Southampton, SO31 8BZ

SITE VISIT DATE	15th Dec 2010
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application seeks permission for two storey extension to front of property, providing study at ground floor and additional storage area at first floor.
TOPOGRAPHY	Significant changes in ground level across site, with property set at lower ground level than Long Lane and rear garden falling away towards rear boundary line.
TREES	No trees affected by proposals.
BOUNDARY TREATMENT	Front boundary marked by low brick wall with some planting behind. Side boundary to Inglenook marked by chicken wire fencing with planting/hedge. Side boundary to Brambles marked by planting.
SITE CHARACTERISTICS	Detached chalet style bungalow, quite modest in size and appearance, red brick. Steeply sloping front garden with retaining walls and levelled out parking space.
CHARACTER OF LOCALITY	Established residential area, row of similar properties adjacent to Hillcroft with wider mix in surrounding street scene.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/10/67878	Proposed front extension	Advised permission required – Oct 2010
F/07/59097	Addition of front and rear facing dormer windows	Approved – March 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	Do not object

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Guidance: Biodiversity

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH18 (strength of character – moderate) - maintain predominant deep property set backs to retain/reinforce planting existing on boundary planting

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS1	-	Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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		
Other – no objections received				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

The size and design of the proposed extension is considered to be sympathetic to the existing property. The proposed extension projects 5m from the front elevation and measures 5m in width. The barn hip roof form helps to reduce the bulk to the front of the property and improves the relationship to the neighbouring property, Inglenook.

The extension will be visible from the street scene due to the elevation position of the footpath in relation to the house but it is not considered that there would be any detrimental visual impact. The ridge height of the extension is below that of the main dwelling, resulting in a subservient built form and relationship to the main house. As such, it is not considered that the extension would appear as unduly prominent or overbearing. A condition is recommended requiring materials to match the existing dwelling, to ensure an appropriate overall appearance to the resulting property.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. The proposed extension would be positioned adjacent to the boundary with Inglenook, maintaining the existing side building of the house. There would be approximately 3.5m separation between the extension and the neighbouring property, which is set further forward within its plot than the application property. The neighbouring property has a small side window facing the common boundary and a number of windows/front door in the front elevation – having checked the proposals against the 45 deg rule of thumb in the Council's SPG relating to residential amenity, the proposals are not considered to result in any adverse impact to the neighbour.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The plans show new retaining structures within the front garden as the area of garden will be altered to accommodate the footprint of the new extension. However, the details regarding these walls is limited and as such, a condition is recommend requiring full details to be submitted to ensure they are appropriate to the task.

Overall, the proposed development complies with the requirements of Policy 59.BE of the adopted local plan.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommend approval.

REF. NO. «AltRef»