HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72464

DESCRIPTION ADDRESS	Alterations & extensions to roof at ground floor & 2nd floor to form 2no. additional bedrooms at 2nd floor level. Formation of parking bay with access from Satchell Lane 63 Satchell Lane Hamble-Le-Rice Southampton SO31 4HZ

SITE VISIT DATE	3/5/2013
ARE PLANS ACCURATE?	Appears to be slight discrepancy re height of parapet wall between side and rear elevation
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed development comprises three elements. The first is a slight alteration to the roof of an existing single storey rear extension from a hipped roof (glazed) on the side elevation to a newly formed gable end with parapet roof. Two roof lights are also proposed within the roof of this extension. The second part of the proposal is the formation of a roof extension on the rear roof slope. The extension will be flat roof running from the ridge, extending to the eaves of the roof and spanning the entire width of the roof. The extension will create two additional bedrooms at second floor. Finally the proposal shows the part excavation of the front garden adjacent to the road with retaining walls to form a parking bay. The garden area to the front will be reduced by half.
TOPOGRAPHY	The site is located mid terrace and the terrace front garden areas sit approximately 1.1m above the ground level of the road. The land level rises to the rear of the property.
TREES	n/a
BOUNDARY TREATMENT	Side and rear boundaries comprise fencing of approx 2m in height.
SITE CHARACTERISTICS	The property is a two storey mid terrace unit. A private road to the south of the terrace and a public footpath to the north of the terrace lead to a private shared pedestrian access running immediately to the rear of the terraces and shared by all residents there. A narrow long garden is located to the rear on the other side of this footpath.
CHARACTER OF LOCALITY	The area is characterised predominantly by terraced, semi detached and detached two storey residential properties. There are several examples of front and rear dormers nearby including within the terrace. No. 65, has implemented planning approvals for various extensions including roof extensions. To the rear of the site is a small public open space with footpaths running through linking Satchell Lane

THE SITE AND ITS SURROUNDINGS

	and Spitfire Way. Opposite the site is the Crowsport which is a unique residential estate comprising Bauhaus House architecture.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28504/000/00	Two Storey Rear Extension	Permit 08/10/1985
47 Satchell Lane		
Z/28504/000/00	Two Storey Rear Extension	Permit 08/10/1985
F/12/71332	Addition of front dormer window and second floor rear extension	Withdrawn By Applicant 26/10/2012
F/13/71892	Addition of front and rear dormer window and 2nd floor rear extension	Permit 01/03/2013
49 Satchell Lane		
Z/19044/001/00	Loft conversion with dormer windows	Refuse 28/06/1983
51 Satchell Lane		
F/12/70951	Insertion of 1no. front dormer window and construction of 1no. parking bay with retaining wall to front	Permit 17/08/2012
65 Satchell Road		
F/11/68393	Single storey side and rear extensions, two storey side and rear extension and alterations to roof to include front and rear dormer facing windows and provision of off street parking with new steps and retaining walls to front	Permit 03/08/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No 65 Satchell Lane	Supports application and makes observations regarding the front dormer (which does not form part of this application) that front dormers should be uniform in appearance in order to respect appearance of terrace as a whole.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	Resolved to leave the decision to the officer
ENG	No objection

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
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – 32

- Retain soft verges and supplement with additional planting in order to maintain the lane character
- Retain and extend the continuity in building line at the southern end of Satchell Lane
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road

Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting

SPECIAL POLICY AREA

n/a

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		
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
No comment					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) 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 terrace positively contributes to the area in that its design and architecture is to a good standard and largely remains intact. Part of the character of the terrace is that it is set at a higher ground level than the road which serves to make the terrace more prominent in the street scene. The terrace is also clearly visible as viewed form an open space to the rear which links Satchell Lane with Spitfire Way. The terrace has a hipped roof to the front and rear. Roof extensions have been approved at either end of the terrace, of which no 65 has been implemented. These extensions change the form of the hipped roof and create a part gable wall on their respective side elevations however the roof retains a hip to both the front and the rear. The public space to the west (rear), the access road and footpath either side of the terrace provide views of the flank wall and hipped roof of the terrace.

The proposed development is effectively three fold, that being the formation of a parking space within the front garden through excavation of land, alterations to the roof of an existing single storey rear extension and the formation of a roof extension to the rear.

In respect of the parking space, the front garden is located approximately 1.1m above the ground level of the road and as such no parking is capable on site at present. Street parking is available in front of the property on the road. The excavation of part of the front garden area adjacent to the road will allow off road parking for one car. A retaining wall around the parking area is provided to support the higher ground level of the gardens adjacent. Nos. 57 and 59 have a similar off road parking areas within their front garden however there does not appear to be any planning approval for this work. Both nos. 65 and 57 have planning permission for a similar parking space within their front gardens. The terrace positively contributes to the area in that its design and architecture is to a good standard and largely remains intact. Part of the character of the terrace is that it is set at a higher ground level than the road however the proposed works will retain the much of the front garden at its existing level and as such the overall character of the house and terrace are not compromised in this respect.

The provision of the parking space would have no harmful impact upon the residential amenities of neighbouring properties.

Residential Parking Standards SPG requires provision of 2 parking spaces for a 4-bed dwelling with 50% or more unallocated parking. At present, the property appears to have use of one 'unofficial but long standing' off road vehicle parking space outside of their property. The proposed space will allow the parking levels to meet the required parking standards and there is no objection therefore is respect of highway matters.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

In respect of the proposed alterations to the roof of the single storey rear extension, these involve the replacement of a hipped roof with a gable wall along the side elevation adjacent to no.61 and formation of parapet wall. The details of the drawings seem to have some minor in discrepancies between side and rear elevations in terms of the height of the parapet however as there are significant concerns regarding the roof extension at second floor level, discussed below, amendments have not been sought. The height of the parapet will not impact upon existing levels direct light received into the neighbouring rear porch area (which has a glass roof) and will not unacceptably affect the outlook of occupants at no. 61. As such this element of the scheme is not considered unacceptable.

The final part of the application is for the extension of the main roof of the house to the rear. The extension will effectively place a box like structure on one half of the roof of the property to the rear. In discussing roof extensions, Quality Spaces SPD states, *"Changes to the shape of a roof need to be carefully considered. In the case of semi-detached properties or streets with very uniform roof design, significant alterations to the roof are generally unacceptable….a dormer window should not dominate the roof, but should compliment the existing features of the house in terms of proportion, size, position and detailing. They should line up with the existing windows, and be kept well away from the ridge and edges of the roof in order to provide a visual frame."* The flat roof of this extension will be set slightly above the ridge height of the existing roof, will extend down to the eaves and span the width of the roof of the property in question. The roof form as proposed will be visible from a number of vantage points noted above including an open space area to the rear of the site. It is considered that the bulk and design of the extension proposed at the rear will create a roof form that will sit in contrast to the original design and form of the terrace which is includes a pitched roof and that this contrast will be an incongruous feature that would harm the character and appearance of the area. It is noted that the Crowsport estate opposite comprises Bauhaus Architecture where houses are designed specifically following that style. It is considered that in this instance that form and style can not be easily transplanted to the extent proposed on a Victorian building which has a differing design ethos. This part of the application is therefore considered unacceptable and contrary to saved policy 59.BE of the Local Plan (2001-2011) and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029).

The proposed roof extension will create new windows to the rear at second floor level however these are not considered to create a harmful level of overlooking. The development will not have an overbearing visual impact upon neighbouring properties or result in either a loss of daylight or overshadowing. As such in respect of neighbouring residential amenity, the application is considered acceptable.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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 recommendation is to refuse.