HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75034

DESCRIPTION	Two storey side extension, following demolition of existing lean-to & garage, and enlargement of existing rear dormer (amendment to approved application F/14/74519)
ADDRESS	77 Satchell Lane Hamble-Le-Rice Southampton SO31 4HH

SITE VISIT DATE	02/09/2014
ARE PLANS ACCURATE?	The proposed extension is not shown on the submitted site plan. It is, however, considered that sufficient information has been provided in order to allow for a full and proper assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the development as described above. The scheme is an amended design to that previously approved under planning permission F/14/74519 with the only change to the design being an increase in the size of the rear dormer to provide additional floor space and head room within Bedroom 2.
TOPOGRAPHY	The site slopes up from the highway towards the rear boundary of the plot. There is a notable difference in levels between the rear of the property and the main area of private amenity space owing to the presence of a retaining wall beyond a short section of rear patio, with steps providing access between the two.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	To the front, the northern side boundary of the plot with No. 79 Satchell Lane is, in the vicinity of the proposed extension, marked by 1.8m high timber fencing surmounted by trellising. This fencing then drops notably in height moving towards the front boundary of the plot. The eastern boundary with the highway is part open in order to allow for vehicular access to the site and part marked by a low-level brick wall with planting in behind. To the rear, the property's area of private amenity space is surrounded by a mixture of hedging, planting and timber fencing.
SITE CHARACTERISTICS	No. 77 Satchell Lane was a detached three-bedroom dwelling finished in a dusty pink render and having a substantial front dormer. The property is however currently undergoing development works, approved under planning permission F/14/75034, to enlarge it to a four bedroom dwelling. Parking is provided by way of a driveway to the front with access from Satchell Lane and the property has a fairly large area of private amenity space to the rear which consists in part of a small patio with the remainder being laid to lawn.
CHARACTER OF LOCALITY	The application site is situated within an established

THE SITE AND ITS SURROUNDINGS

	residential area with this section of the western side of Satchell Lane consisting of a ribbon development backing onto Hamble Airfield and formed of properties of varying designs, scales and sizes.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/75034	Two storey side extension following demolition of existing lean-to & garage, and enlargement of existing rear dormer (amended description)	PERMIT – 19 June 2014

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	Resolved to leave decision to officer
ESP Utilities Group	Advised that the site may be in the vicinity of ESP plant and that as the works develop ESP should be regularly updated about their extent and nature in order to fully establish whether any additional precautionary or diversionary works are necessary to protect their gas equipment. Plans showing the location of the ESP gas network close to the 'area of interest' were provided.

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, (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' – Policies DM1, DM24.
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area:

The site falls within *BHH 32.* The Council's adopted appraisal document for this area sets out the following guidance principles for new development:

- Retain the 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.

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework: Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and 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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hamble Parish Council are noted. The matters raised by ESP Utilities in respect of development works which are potentially in the vicinity of gas pipes or associated infrastructure will be added as a note on the decision notice in order to bring the matter to the attention of the applicant.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

<u>Legislative Background:</u> 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

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, design and the impact of the proposals upon the character of the area:

The application seeks approval for a revised design to a scheme previously approved under planning permission F/14/75034. The alterations to this design consist of the enlargement of the box dormer to be added to the rear roof slope of the property with the rest of the development remaining largely as approved, with the exception of the proposed external finishing materials to be used in its construction. These revised elements only will therefore form the basis of this assessment.

With regards to the dormer enlargement, whilst this will result in it virtually spanning the full width of the western roof slope of the dwelling and perhaps appearing somewhat overdominant of it in this respect, given that it is positioned to the rear of the property and will not be at all visible from the street scene to the front, it is not considered that any impact in this regard would so substantive as to justify the refusal of the planning application. In terms of the external materials to be used, the previous approval required by way of condition that these match those on the existing dwelling. The applicant has proposed to use a revised render colour, being white/cream as opposed to the current dusty pink, as well as a different roof tile which, although of a similar concrete material and colouring, are of a differing size and profile to those previously in place. Having reviewed samples of these materials as part of the Case Officer's site visit, it is considered that they are of an appropriate nature for the dwelling as well as for the character of the local street scene to which it belongs. As such the condition concerning materials to be used will be revised to reflect those now proposed.

The development for the reasons given is considered to comply with the requirements of Saved Policy 59.BE of the adopted Local Plan in respect of its layout, design and impact upon the area character.

Residential amenity:

The matter of the impact of the proposed two-storey side extension upon the amenity of the occupiers of the immediate neighbouring dwellings was considered as part of the previously approved application and this particular element of the proposals remains unchanged in the revised scheme. The condition which was imposed concerning the restricting of the insertion of windows into the northern side elevation of the extension in order to protect the amenity of the occupiers of No. 79 Satchell Lane will be replicated on this decision.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

In terms of the impact of the enlargement of the rear dormer which is proposed as part of this submission, owing to its siting, the primary concern is with regards to the relationship with the property to the southern side of the site, No. 75 Satchell Lane. The dormer will contain no additional or repositioned windows and as such there will be no increased overlooking relative to that approved. The increase in the size and width of the dormer will, however, bring it much closer to the first floor window in the facing side elevation of No. 75. Whilst this window will be impacted upon in terms of both light and outlook, it serves only a dressing room (as verbally confirmed by the occupiers of this dwelling) and as such a non-habitable space. It is, therefore, not considered that the application could reasonably be refused on the grounds of this impact and accordingly, the development is considered to comply with the requirements of Saved Policy 59.BE of the adopted Local Plan in respect of the matter of its impact upon neighbouring residential amenity.

Highway matters:

The proposals will increase the number of bedrooms within the property to a total of four and as such and in accordance with the requirements of the Council's adopted Residential Parking Standards SPD, three on-plot car parking spaces are required to be provided to serve the resulting development. Owing to the siting of the proposed extension, there will be a reduction in the current level of car parking available on the property's driveway and whilst the proposals include the provision of an integral garage, at a depth of only 5.05m, this fails to meet the minimum internal size (6m x 3m) standard as set out in the aforementioned SPD in order to be counted as a useable parking space.

Notwithstanding this there is ample room available on the property frontage in order to provide the required number of spaces. This issue was considered as part of the previous approval and in that instance it was considered that it could be covered by way of a planning condition which necessitates the provision of the required spaces prior to the occupation of the development approved and their continued retention thereafter. As such and owing to there being no material change in the number of bedrooms within the extended property and no further encroachment onto its frontage, this condition will be replicated on this approval.

Conclusion:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

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 application is recommended for approval.