HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76975

DESCRIPTION	Single storey rear extension and conversion of garage into habitable room
ADDRESS	45 Telford Gardens Hedge End Southampton SO30 2TQ

SITE VISIT DATE	25 September 2015
ARE PLANS ACCURATE?	Yes. Amended plans were received on 29/09/2015.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of a single storey extension to the rear of the dwelling to provide for an open-plan kitchen-diner area, as well as the partial conversion of the property's garage to provide for a utility room. The single storey extension will have a flat roof with roof lanterns and will span the width of the main dwellinghouse. Its depth measures 3.3m, with it being 3.1m in height (exclusive of the roof lanterns). The application also originally included a carport structure to the front of the dwelling. Following concerns raised by officers in relation to its visual impact and effect on the character of the area, this was removed from the proposals with amended plans having been received to this effect.
TOPOGRAPHY	The site slopes gently up from front to rear.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The property's rear garden is surrounded by 1.8m high timber fencing. The dwelling has an open frontage.
SITE CHARACTERISTICS	The application property is a two-storey, detached dwelling constructed of red-brick with concrete interlocking roof tiles and brown fenestration. Off-road parking is provided within an attached single garage as well as by way of a driveway to the front of the plot. There is private amenity space to the rear which is part laid to lawn with the remainder being a mixture of decking and patio.
CHARACTER OF LOCALITY	The site falls within an established residential area formed of closely-spaced, detached, two-storey dwellings set within multi-headed cul-de-sacs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28343/000/00	RESIDENTIAL, OPEN SPACE, ROADS AND FOOTPATHS WITH COMMUNITY CENTRE AND SCHOOL (AMENDED PROPOSALS)	GRANT OUTLINE PERMISSION – 14/04/1987
Z/28343/003/00	CONSTRUCTION OF GRANGE ROAD ROUNDABOUT, DISTRIBUTOR ROAD AND	PERMIT – 04/06/1987

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	ASSOCIATED JUNCTIONS AND ROAD IMPROVEMENTS TOGETHER WITH PUMPING STATION AND DRAINAGE	
Z/28343/009/00	RESERVED MATTERS: CONSTRUCTION OF 108 DWELLINGS and GARAGES WITH ROADS and SEWERS TO SERVE	APPROVE THE RESERVED MATTERS - 15/09/1989
Z/28343/018/00	AMENDMENT TO CONDITION 2 UNDER REFERENCE NO. 28343 DATED 16APR87 TO EXTEND PERIOD FOR SUBMISSION OF RESERVED MATTERS UNTIL 16.4.96.	PERMIT – 15/04/1993
Z/28343/023/00	VARIATION TO CONDITION 2 OF PLANNING PERMISSION 28343/0 TO ENABLE AN EXTENSION OF TIME FOR SUBMISSION OF RESERVED MATTERS UNTIL 16 APRIL 1999.	PERMIT – 03/07/1996
Z/28343/024/00	RESERVED MATTER: CONSTRUCTION OF DWELLINGS AND GARAGES ON PLOTS 168-209, 211-215 AND 224-236 (SUBSTITUTION OF HOUSE TYPES).	APPROVE THE RESERVED MATTERS – 20/09/1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection but observed that the carport design was not in-keeping with the local area.
Head of Transportation and Engineering	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 policies 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 Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – *HEWEB 64* (Summary Description Only):

"1980s to present day terraced/detached development on loops/multi-headed cul-de-sacs on the northern edge of Wildern"

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 the principle of the development proposed, layout and design, residential amenity, highway matters, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – with regards to the comments of Hedge End Town Council concerning the proposed carport, this element of the scheme as originally submitted has now been removed from the application proposals.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

considerations indicate otherwise."

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 impact upon the street scene and area character:

The proposals are considered to accord with the requirements of Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan Review 2001-2011 in this respect. The proposed garage conversion will have very limited impact upon the exterior of the property with the only external alteration being the addition of a single door to the south-eastern side elevation of the dwelling, something which in itself could otherwise be undertaken under Permitted Development. Whilst spanning the full width of the rear elevation of the dwellinghouse, the proposed extension is modest in depth at 3.3m and as such is considered to represent an addition that is proportionate in size to the host building. Its flat roof design is also considered to be acceptable and serves as a means of limiting its potential overall height and scale. Being situated to the rear of the property, the extension will have little or no impact upon the Telford Gardens street scene and whilst a limited degree of visibility will be afforded from the public footpath to the rear, it is not considered that the development will have any undue effect upon the overall character of the area. The property will also maintain a sufficient area of private amenity space such that the proposals will not result in the overdevelopment of the plot.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking. There is considered to be no conflict with this policy provision in respect of the development proposed and no letters of representation have been received from the occupiers of neighbouring properties.

The proposed garage conversion involves works that are primarily internal to the property with the only exterior change being the insertion of a single door to the south-eastern elevation of the dwelling, something which in itself could as mentioned above be otherwise undertaken under Permitted Development. The proposed single storey addition to the property complies with the tests for rear extensions as set out in the Council's Quality Places Supplementary Planning Document such that it will not unduly reduce levels of light to the primary habitable windows of the neighbouring dwellings

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

immediately either side of the site. Being flat-roofed in nature, set alongside the blank side elevation of the garage of No. 43 Telford Gardens to the north-west and projecting only a limited degree beyond the rear lean-to of No. 47 to the south-east with a fairly good degree of separation being maintained, the development will also not be unduly overbearing or unacceptably affect levels of outlook from neighbouring windows. In addition, as there are no side facing windows proposed within the rear extension, there is no potential for any unacceptable overlooking or loss of privacy to occur.

Highway matters:

Whilst the proposed garage conversion will serve to reduce the level of on-site parking currently available for the property, there will remain sufficient space to the front of the dwelling to accommodate three vehicles which is the requirement for a four-bedroom dwelling as set out in the Council's adopted Residential Parking Standards Supplementary Planning Document. The application is therefore deemed to accord with Saved Policy 59.BE (v.) of the adopted Local Plan which requires the provision of a satisfactory means of access and layout for vehicles.

Conclusion:

Overall for the reasons as set out above the development is considered to comply with the relevant development plan policies, associated supplementary planning documents, 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

It is recommended that planning permission be granted.