HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75927

DESCRIPTION	First floor & two storey side extension & conversion of garage into living accommodation
ADDRESS	3 Collett Close Hedge End Southampton SO30 2RR

SITE VISIT DATE	26 March 2015
ARE PLANS ACCURATE?	Whilst the submitted proposed floor plans are incomplete, it is considered that a sufficient level of information has been provided to allow for the 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 construction of a first floor and two storey extension to the north-eastern side of the property. The majority of this extension will sit above the dwelling's existing attached single garage and utility area, with a small two-storey element bringing the north-western elevation forward by approximately to sit flush with the front wall of the main building. The current garage is to be converted to provide additional ground floor living space.
TOPOGRAPHY	The site slopes gently up towards the rear boundary.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The property has a fairly open frontage with only low-level planting and a chain link fence marking the boundary with the highway footpath. The rear garden is surrounded by timber fencing on all sides.
SITE CHARACTERISTICS	No. 3 Collett Close is a detached, three-bedroom, two-storey property set on a fairly prominent corner plot within the road. The dwelling has an attached single garage to its north-western side with further off-road parking being provided by way of a driveway immediately in front of this. There is private amenity space to the rear of the building which is formed of a short section of paved patio, with the remainder being laid to lawn.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of a 1990s housing estate of a mixture of detached, semi-detached and terraced dwellinghouses. Properties are closely spaced and set on modest sized plots within multi-headed cul-de-sacs. A number of dwellings in the vicinity of the site have concerted their respective garages since the construction of the original development and/or had the addition of side extensions at first floor level.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/09/65874	Two storey & first floor side extension	PERMIT -

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
		20/11/2009
Z/29293/053/00	CONSTRUCTION OF 34 DWELLINGS, GARAGES, ROADS, SEWERS AND ANCILLARY WORKS.	PERMIT – 06/11/1995

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	*No objection*
Head of Transportation and Engineering	*No objection subject to Condition E03 (stipulating 3 vehicles). It is not entirely clear from plans submitted, but it is assumed that the extension will result in a 4-bed dwelling, an increase from the existing 3-bed's.* *In line with the EBC Parking Standards, onwards a minimum of 3 on-site vehicle parking spaces will be required. Whilst these are available at present through 2 driveway spaces and 1 garage space, the conversion of the garage to a habitable room will result in a shortfall of 1 parking space. There is however adequate front garden space that can be converted to hardstanding to accommodate this shortfall. As such, Condition E03 should be applied stipulating 3 vehicles.*

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

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

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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, highway matters, residential amenity, and the impact of the proposals on the street scene and area character.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments made are noted with the matters raised being responded to where necessary and appropriate in the below assessment of the proposals.				

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

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 of the proposals of the street scene and area character:

The development is considered to be acceptable and to accord with the requirements of Saved Policy 59.BE of the adopted Local Plan in this respect. The proposed extension is sympathetic to the existing dwelling in terms of its design and visual appearance and the development will match the host building in external facing materials and fenestration. Whilst the extension will serve to visibly diminish the first floor spacing that currently exists between the application dwelling and the neighbouring property to its north-eastern side, it is not considered in this case that this would be to the detriment of the street scene with such spacing not being a particularly prevalent or distinctively evident characteristic of this section of Collett Close. The property will also retain an adequate sized rear garden such that the proposals will not result in the overdevelopment of the plot.

Whilst having expired unimplemented, it is also still considered to be a material consideration that planning permission has previously been granted for a first floor extension at the application dwelling (Ref. F/09/65874).

Residential amenity:

Saved Policy 59.BE (vii.) of the adopted Local Plan requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses. It is considered that there is no conflict with these requirements in respect of the development proposed. The proposed extension will be positioned immediately alongside the south-western side elevation of the closest neighbouring property, No. 2 Collett Close, such that it will not be overbearing to the occupiers of this dwelling. No. 2 has a single obscure glazed window to its facing elevation which serves a non-primary habitable space and as such it is not considered that there will be an unacceptable loss of light to or outlook from this dwelling.

In respect of the matter of overlooking, the rear facing window within the first floor extension will be no closer to the rear boundary of the site than the existing rear facing windows within the current property. In addition, as this will serve an en-suite bathroom it is likely that the applicants would wish for this to be obscure-glazed in order to protect their own privacy. There are no first floor side facing windows proposed and whilst a ground floor window will be inserted into the north-eastern elevation of what is at present No. 3's garage, this will be high level and positioned such that it faces onto the blank ground floor brickwork of No. 2's south-western elevation.

Highway matters:

The primary consideration in this regard concerns the matter of the provision of a satisfactory level of on-site car parking to serve the resulting dwelling. Whilst, as noted in the consultation response of the Council's Head of Transportation and Engineering, the number of bedrooms within the extended property is not clear from the plans submitted, the applicant has verbally confirmed that

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

this will increase from 3 to 4. The Council's adopted Residential Parking Standards Supplementary Planning Document requires that four bedroom dwellings provide three on-plot car parking spaces. As noted by the Council's Head of Transportation and Engineering, there is adequate space on the site frontage to create this level of parking and a condition will be imposed to ensure that 3 spaces are provided prior to the occupation of the development permitted and thereafter retained for this purpose.

Conclusions:

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

It is recommended that planning permission be granted.