HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79948

DESCRIPTION	Two storey side extension
ADDRESS	52 Priory Road Netley Abbey Southampton SO31 5EP

SITE VISIT DATE	17 February 2017
ARE PLANS ACCURATE?	The plans are sufficient to determine the application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal seeks to erect a two storey hipped roof side extension. The footprint of the proposal 6.8m x 3.5m. The proposal will maintain the existing lines of the host and neighbouring dwelling including the ridge height. The application seeks to provide a rearrangement to the kitchen and dining area on the ground floor enabling a separate lounge. A smaller utility room is retained and a downstairs W.C. is provided. At first floor a fourth bedroom and larger bathroom is accommodated within the extension.
TOPOGRAPHY	Ground levels fall from the north east to the south west. The application site is located on land that is higher than the highway that serves the property.
TREES	The site does not contain any trees offered protection via a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features that are of particular amenity to the area.
BOUNDARY TREATMENT	The boundary treatments to the side and rear of the application site are formed of timber fencing approximately 1.8m in height. There is some hedging on the north boundary towards the rear of the site
SITE CHARACTERISTICS	The application site contains a brick built, semi-detached, two storey dwelling with a hipped roof. The application site is located approximately 30 metres north of the junction with Wykeham Road.
CHARACTER OF LOCALITY	The area forms part of a residential housing estate. As such there is a strong sense of character and a uniformity of design, scale and materials.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None relevant to this application		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No Letters of representation have been received from the public	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection, Although there are reservations concerning the possible lack of car parking spaces.
Head of Transportation and Engineering	No objection subject to a condition securing 3 parking spaces.

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
Saved Policy 59.BE applies

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'
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Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area 3

- Maintain the formal building compositions around route intersections and open spaces.
- Retain the wide grass verges and associated semi-mature broadleaved tree planting.
- Maintain the importance of the open green spaces at the centre of loops and associated semi-mature broadleaved tree planting.
- Maintain the predominant plot widths and continuity in building line on Denzil Avenue

and Hunt Avenue.

This area has a particularly strong character due to the formal composition of buildings around large open spaces and route intersections. There is also a strong uniformity to the form and materials used in the predominant house types.

SPECIAL POLICY AREA

The site is not located within a 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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	

No objection has been raised and the issues relating to parking form part of the considerations of the application below.

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		

No letters of representation have been received

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

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.

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 proposal maintains the existing lines of the host dwelling including the roof form and height. Normally a set back of the extension from the existing front elevation would be encourage particularly at first floor level in order for the application to appear subservient to the host dwelling. However, in this instance the semi-detached dwellings will appear of a similar scale to other properties within the vicinity.

Furthermore the property's location at the southern end of Priory Road allows for a greater feeling of spaciousness between the proposal and the neighbouring property to the south (No.52).

The proposal will incorporate external facing materials that match those used in the host dwelling further mitigating the impact of the proposal. Such materials can be secured by condition. The proposed fenestration is of a proportion and design that reflects that of the existing windows.

The site is considered to retain an appropriate sized garden at the rear of the site. Therefore the proposals are not considered to 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. It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations have been received.

ASSESSMENT OF PROPOSAL

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The extension is located on the southwest of the property and sufficient distance is retained from the neighbouring dwellings to protect the light and outlook currently enjoyed by the occupants of those dwellings.

The proposal does not include any upper floor window on the side elevation (south west). It does contain a window on the lower floor. There is a window on the ground floor of the original south west elevation. Nevertheless due to the change in levels between the application site and the neighbouring dwelling No54, and proximity of the extension to the shared boundary there is potential for this window to provide some overlooking.

However, this window will serve a W.C. and as such can be expected to be obscure glazed to protect the privacy of the occupants. The use of this room could change over time, as such it would be considered appropriate for a condition to be imposed requiring the window to be obscure glazed.

The proposed upper floor window on the front elevation will look out onto areas already open to public view. The proposed upper floor window on the rear elevation will maintain the existing level of overlooking currently available from the existing windows on that elevation.

Highway Matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).

A new access has been recently created to the front of the dwelling. There is room available on the site frontage to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements, with this being for a 4 bedroom dwelling.

However, such an arrangement, whilst achievable, would result in significant vehicle movements adjacent to the pedestrian highway in order facilitate three cars being on the site frontage.

As such in this instance, as many of the extensed dwellings in the vicinity are only able to demonstrate off road parking for two vehicles it would be more appropriate to
Impose a condition securing the off road parking provision for 2 vehicles. This will also reduce the level of vehicle movements adjacent to the pedestrian highway.

Trees and Landscaping:

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention.

The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

particular amenity to the area.

Nature conservation

The proposal is considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening found that the proposal would not be to the detriment of any protected species or habitats

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 complies with the requirements of saved policy 59.BE and is therefore recommended for approval.