HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75296

DESCRIPTION	Single storey front, side & rear extensions and alterations to front elevation of existing dwelling.
ADDRESS	4 Richlans Road Hedge End Southampton SO30 0HT

SITE VISIT DATE	21 October 2014
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for a full and proper assessment of the development proposed. Amended plans were received on 30 October 2014.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of adjoining single storey extensions to the front rear and northern side elevations of the property. The development is to provide additional living space at ground floor level. The proposals also include the addition of a bow window to the front elevation at ground floor level (lounge) as well as a slight reduction in the size of the larger of the two first floor front windows which is to allow for some internal reconfiguration works. The property's detached single garage within its rear garden was to be removed in order to facilitate the proposed extensions as shown on the submitted floor plans. At the time of the Case Officer's site visit this structure had already been demolished.
TOPOGRAPHY	The site slopes relatively steeply down towards the rear boundary. There is also a slope down to the south-west in line with the general gradient of this section of Richlans Road.
TREES	There are two small conifer trees within the property's rear garden which may need to be removed in order to facilitate the construction of the proposed extension. These trees are not covered by a Tree Preservation Order and are of limited amenity value.
BOUNDARY TREATMENT	The property's rear garden is surrounded by timber fencing with the extent of its frontage being marked on two-sides by a low-level brick built wall.
SITE CHARACTERISTICS	No. 4 Richlans Road is a two-storey, three-bedroom, detached dwellinghouse of a simple rectangular form and having a pitched gable-ended roof. The building is constructed of red brick with white fenestration. Off road parking is provided by way of driveway to the front and north-eastern side of the dwelling. There is private amenity space to the rear which part decked and part laid to lawn.

THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	The site is situated within an established residential area and forms part of a row of detached properties of an identical original form, design and scale. Owing to the siting of these dwellings to the left hand side of their respective plots, a uniformity in the degree of set back from the highway, as well as the curved nature of the street, there is a distinctive pattern and rhythm to the development in this section of Richlans Road. There are examples of previous side extensions and 'wrap-around' front porch additions within this row of properties, including at Nos. 12 and 14.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR9736	Erection of 40 dwellings and construction of roads and footpaths	GRANT OUTLINE PERMISSION – 1962
WIR9736/1	Construction of roads and footpaths at new estate	PERMIT – 23/11/1962
WIR9736/3	The erection of houses and garages on plots 8 to 38 inclusive	PERMIT – 24/04/1963
F/11/69226	Single & two storey front & side extensions	WITHDRAWN – 05/03/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	*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), 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:

The site falls within the area *HEWEB 30.* The Council's adopted character appraisal document for this area sets out the following guidance principles for new development:

- Retain the grass verges.
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within each street.

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, and the impact of the proposals on the street scene and area character.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments received are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

ASSESSMENT OF PROPOSAL

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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 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:

Following the receipt of amended plans revising the front element of the extension which as originally proposed was considered to be somewhat overdominant of the property's principal elevation, the development is now considered to be acceptable and in compliance with the requirements of Saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review 2001-2011 with regards to its layout, design and impact upon the character of the area.

The proposed extensions, whilst notably increasing the footprint of the property, are not excessive in either size or scale and as such are considered to be proportionate to the host building in this regard. In terms of their design, the proposals are sympathetic to the existing dwelling and will appear as a subservient addition when viewed from its front aspect. The single storey nature of the extensions as well as the limited degree of encroachment forward of the current front building line, will also serve to maintain the sense of spacing between neighbouring dwellings as well as respect the distinctive pattern to the development which characterises this section of Richlans Road. As such it is considered that the proposals will have an unacceptable impact upon the street scene.

Residential amenity:

The development will not unduly impact upon the amenity of the occupiers of neighbouring dwellings and the proposals accord with the requirements of Saved Policy 59.BE (vii.) in this respect. Whilst the rear extension is situated in close proximity to the shared boundary with No. 6 Richlans Road and the application dwelling is at a slightly higher ground level, the extension is sited to the north of this neighbouring property and will be positioned predominantly alongside its detached garage, both factors which serves to reduce the potential for the development to be overbearing or adversely affect

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the levels of sunlight received to or outlook from No. 6's habitable windows and rear amenity area. It is also of material relevance that an extension of the same depth, albeit very marginally lower in height (100mm) could be constructed in this position under Permitted Development and as such it is considered that it would be difficult to justify the refusal of the application in respect of this element of the proposals.

In terms of the neighbouring property to the other side of the application site, No. 2 Richlans Road, the proposed rear extension will be positioned alongside this dwelling's rear conservatory, the facing elevation of which is formed of solid panels and as such contains no windows. The side elevation of the main dwelling (No. 2) does contain two windows at ground floor level; these are, however, small porthole style secondary windows to the property's lounge. The main source of light to this room is from a much larger window within the dwelling's front elevation which itself will not be unacceptably impacted upon by either the front or side extensions proposed. Taking account of each of these factors, it is not considered that the development will have any undue impact upon the amenity of the occupiers of No. 2 Richlans Road.

Highway matters:

Whilst the provision of the proposed side and front extensions will reduce the level of available on-site car parking, there will remain adequate space on the property frontage for the parking of two vehicles which is the requirement for a three bedroom dwelling as set out in the Council's adopted Residential Parking Standards SPD. As such the application is deemed to accord with Saved Policy 59.BE (v.) which requires the provision of a satisfactory means of access and layout for vehicles.

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

It is recommended that planning permission be granted.