HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73583

DESCRIPTION	First floor side extension with rear juliet balcony & addition of pitched roof to existing single storey front projection
ADDRESS	17 Foord Road Hedge End Southampton SO30 0DB

SITE VISIT DATE	30/12/2013
ARE PLANS ACCURATE?	Yes although the footprint of the immediate neighbouring dwelling to the west/south-west of the property (No. 19 Foord Road) is not accurately on the submitted site or location plans.
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 proposed extension is to provide the property with a fourth bedroom and associated dressing room and en-suite bathroom.
TOPOGRAPHY	The site slopes down from the highway to the south-east as well as up to the south-west in line with the general gradient of the road. As a result there is a gradual stepping up in property ridge heights, with No. 15 being set lower than the application dwelling and No. 19 set on higher ground.
TREES	There is a single conifer tree positioned along the south-western boundary of the site (within the garden of No. 19) which will be within relatively close proximity to the proposed side extension.
BOUNDARY TREATMENT	The property has a fairly open frontage with its south-western side boundary being marked by the retaining wall of No. 19's driveway and its north-eastern boundary with No. 15 consisting of a low-level wall which also extends along part of the front boundary of the site. To the rear of the property, the north-eastern side boundary is marked by timber fencing, with the rear boundary of the site consisting of a sizeable hedge with mature trees beyond. The south-western boundary with No. 19 is marked by timber fencing and planting as well as a sizeable conifer tree (within the garden of No. 19) situated immediately between the two-dwellings.
SITE CHARACTERISTICS	No. 17 Foord Road is a three-bedroom, two-storey, detached dwellinghouse dating from the 1960s. The property has a flat-roofed, stepped projection from its south-western side elevation which the proposed extension is to be constructed above. This projection comes forward of and partially wraps around the property's front elevation. The dwelling has off-road parking provided by way of a driveway to the front and has private amenity space to the rear.
CHARACTER OF LOCALITY	The site is situated within an established residential area and

THE SITE AND ITS SURROUNDINGS

	forms part of small cul-de-sac consisting of eight dwellings, four detached and four semi-detached and all of a similar period. Nos. 11a and 15 Foord Road were originally of the same house type as the application dwelling and both have had the addition of first floor side extensions, albeit of a different roof design to that proposed as part of this application and in both cases, being recessed from the front elevation of the property. The neighbouring dwelling to the south-west, No. 19 Foord Road, has been relatively substantially enlarged by way of a two-storey front and side extension.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/24127/000	Construction of first floor side extension	PERMIT – 25/07/1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
19 Foord Road, Hedge End	(09/12/2013): *I object to the window on the first floor which overlooks our property resulting in loss of privacy. Please remove this window.*

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	(11/12/2013): No objection
Head of Transportation and Engineering	(09/12/2013): 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
Revised Draft Eastleigh Borough Local Plan 2011-2029, 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 property falls within the character area *HEWEB 28.* The Council's adopted appraisal document for this area sets out the following guidance principles for development in this area:

- Maintain the importance of the recreation ground and the associated semi-mature / mature broadleaved planting.

- Maintain the importance of the views to the church of St John the Evangelist.
- Mitigate the effects of the heavy vehicular traffic on St Johns Road and Bursledon Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *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		
Other – comments noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	X	
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to 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:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 on the Street Scene and Character of the Area:

The application seeks approval for the provision of a first floor side extension to be situated above the property's existing garage and kitchen as well as the addition of a pitched/lean-to roof to its flat-roofed front projection.

As mentioned at the outset of this report, a number of the neighbouring properties to No. 17 have had the addition of first floor or two-storey side extensions, albeit of varying designs and scales with those at Nos. 11a and 15 being recessed from the front elevation of the property and that at No. 19 being set forward of it. Taking this into account, it is considered that a first floor extension to the side of the property is acceptable in principle and would not represent a unique feature within the street scene.

In terms of the specific layout and design of that proposed, the front element of the first floor extension is narrower than the rear reflecting the existing stepped nature of the ground floor south-western side elevation of the property. The reasons for the extension being designed in this way are recognised, with the potential for bringing the side elevation of the front section further out such that it sits flush with the rear being notably constrained by the shape of the plot as well as the applicant's desire to retain a gated access to the side/rear of the property. As a result, however, the front part of the extension has a rather unusual and non-uniform roof arrangement, with its ridge position being set off-centre. Whilst this element is a little awkward in terms of its visual appearance and it perhaps could be somewhat improved, it is not considered that its presence will be to the significant detriment of the immediate street scene or the wider character of the area such that the local planning authority could reasonably justify the refusal of the application on these grounds.

Finally, the addition of a pitched/lean-to roof to the property's existing flat-roofed front projection raises no concerns in respect of its layout or appearance and is considered to be an appropriate addition to the property. Accordingly, the development is considered to comply with the requirements of Saved Policy 59.BE of the adopted Local Plan in this respect.

Trees:

There is a single and fairly sizeable conifer tree situated on the boundary immediately between Nos. 17 and 19 Foord Road. This tree is within relatively close proximity to where the proposed first floor extension would be situated but it is not covered by a Tree Preservation Order. Whilst the Council's

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

tree officer was not formally consulted as part of the planning application, having verbally discussed the matter with them they confirmed that they would have no objections should any works be required to the tree or indeed it need to be removed as part of the development. As this tree falls outside of the ownership of the applicant, however, being positioned in the garden of No. 19, depending upon the extent of the works if any to this tree, the owner's consent may be required. This would, however, be a civil matter between the applicant and the tree owner and not something that could be controlled or required by way of a planning condition. An informative will though be added to the planning consent to bring the matter to the attention of the applicant.

Residential Amenity:

Due to the nature and siting of the development as well as the positioning of the two properties relative to one another, the main consideration in this respect concerns the impact of the proposals upon the amenity of the occupiers of No. 19 Foord Road. This property sits immediately to the south-west of the application dwelling on what may be described as the cul-de-sac's corner plot. As a result of this as well as the shape of the respective plots, the front elevation of No. 19 sits slightly further back from the highway than that of No. 17 and is orientated such that it is partially facing towards the application dwelling.

The provision of the proposed first floor extension, and specifically the part of it directly above the property's garage which will sit flush with the front elevation of the main dwelling, will result in the presence of what will be a fairly unbroken expanse of brickwork of a two-storey height in relatively close proximity to the shared boundary. Because of the recessed positioning of No. 19 as well as the narrow nature of the front section of their plot, consideration has been given to the impact that this may have upon the outlook from their ground floor front window which is in closest proximity to the boundary. This window, whilst not definitive from the site visit, is shown on the approved plans for No. 19's extension (F/05/54709) as serving a study. On the basis that the view out of this room is already towards the side elevation of No. 17, albeit with the first floor element being stepped further back than the ground floor, and that the extension will not encroach any further beyond the current side building line, whilst it is acknowledged that the development will have some impact upon the outlook of the occupiers of No. 19 from the aforementioned window, on balance it is not considered that this will be of a sufficiently notable degree to justify the refusal of the application on these grounds.

In respect of the objection raised by the occupiers of No. 19 with regards to the first floor side facing window in the extension, whilst this window is relatively narrow and is positioned at a fairly high level within the room that it will serve such that its presence is not considered unacceptable, given the proximity of the extension to the boundary and to the neighbouring property, it is considered reasonable and necessary to impose a condition requiring that it be obscure-glazed in order to protect the amenity of its occupiers.

Highway Matters:

The proposed development will increase the property from a three to a four-bedroom dwelling. The Council's adopted Residential Parking Standards Supplementary Planning Document requires that four-bedroom properties provide three on-plot car parking spaces. The application dwelling has both an attached single garage as well as space for two/three cars on its frontage and accordingly is considered to have sufficient parking available to meet the aforementioned requirement.

Overall, and for the reasons as set out above, the application is considered to comply with the requirements of Saved Policy 59.BE of the adopted Local Plan.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. 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.