HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68345

DESCRIPTION	Single storey side extension & installation of roof lights
ADDRESS	Squirrel Lodge Blundell Lane Bursledon Southampton SO31 1AA

SITE VISIT DATE	25/01/2011
ARE PLANS ACCURATE?	Yes. Notice needed to be served on Roman Way ends 15/02/2011.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Flat roofed single storey side extension & installation of roof lights in main pitched roof. Side extension forming utility 3.50m x 1.75m x 2.75m high.
TOPOGRAPHY	Site slopes down from south to north
TREES	None affected
BOUNDARY TREATMENT	Low picket fence adjacent area of extension.
SITE CHARACTERISTICS	Squirrel Lodge is a single storey building which forms part of a larger building that is now three separate units. It already has roof lights in the NW elevation. To the south the property has a courtyard garden.
CHARACTER OF LOCALITY	The area is very rural in character. Squirrel Lodge is part of a small group of dwellings surrounded by open fields mainly used for grazing.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/10/68106	Enquiry extension and rooflights	RPA 29/11/2010

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon parish council	No objection
Hampshire gardens trust	No objection
Countryside and trees	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap Outside Built-up Area Boundary Within designated Countryside

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 1.CO 3.CO 9.CO 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Guidance: Biodiversity

CHARACTER APPRAISAL AREA

SPECIAL POLICY AREA

PLANNING POLICY GUIDANCE / STATEMENT

PPG	-	
PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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				

COMMENT ON REPRESENTATIONS RECEIVED

	None				

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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

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 size and design of the extension is considered to be sympathetic to the existing property and the character of the locality.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The proposals will not impact adversely on the countryside or local gap.

The position of the proposed extension indicates that it would be constructed over an existing gas boiler vent on the wall of 'Roman Way', connected to the boiler in that property. The gas vent would need to be moved or re-routed for the extension to be built.

Planning permission would not be required for the velux windows associated with the loft conversion as this is permitted development under GPDO 2008 Schedule 2 part 1 Class C subject to conditions C.2. (a & b) regarding the windows to be inserted into the side elevations being obscure glazed and non-opening up to 1.70m above floor level. The velux roof lights should not protrude more than 150mm beyond the plane of the existing roof slope.

The development complies with the requirements of Policies 1.CO 3.CO 9.CO & 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommend permission with conditions.