HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75810

DESCRIPTION	Conversion of hipped roof to gable end with addition of 1no. rear dormer window & single storey rear extension
ADDRESS	6 Chalmers Way Hamble-Le-Rice Southampton SO31 4LR

SITE VISIT DATE	18 February 2015
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for a full and proper 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 development as described above. The alterations to the property's roof are to allow for the creation of second floor accommodation in the form of a bedroom and associated ensuite bathroom. The proposals also include the addition of a pitched roof to the existing flat roof rear extension as well as a further single storey extension to provide for a sun lounge.
TOPOGRAPHY	The site slopes gently from front to rear.
TREES	There is one small tree within the property's rear garden which may need to be removed to facilitate the construction of the proposed flat roof extension. This tree is not covered by a Preservation Order and is considered to be of only limited amenity value in the locality.
BOUNDARY TREATMENT	The property frontage has a low level brick wall to both sides with the front boundary consisting in part of a wooden picket fence with the remainder being open to allow for access to the property's driveway. The rear garden of the dwelling has timber panel fencing, approximately 1.8m in height, to its eastern boundary with a block built wall with trellis above to the western side.
SITE CHARACTERISTICS	No. 6 Chalmers Way is a two-storey, two-bedroom property situated at the western end of a terrace of four dwellings. The property has a fully hipped roof and is constructed of red brick with the upper portion of its external walls being pebble-dash rendered. It has previously had the addition of a flat roof extension to the rear at a single-storey height. Off road parking for 2 vehicles is provided by way of a hardstanding to the front with an area of private amenity space, part decked and part laid to lawn, to the rear.
CHARACTER OF LOCALITY	The site falls within an established residential area formed of dwellings of a similar size, design and scale set in either semi-detached pairs or forming part of short-terraces of four. The overwhelming original character of properties in this area is of dwellings with fully hipped roofs. A number in the vicinity of the site have, however, had hip-to-gable enlargements and/or the addition of in some cases sizeable rear dormers

THE SITE AND ITS SURROUNDINGS

	associated with the creation of second floor accommodation.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/14236/001	Two storey rear extension	PERMIT – 14/05/1979

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	(10/02/2015): *It was resolved to leave the decision to the Officer.*

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

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

The site falls within the character area *BHH39.* The Council's adopted appraisal document sets out the following guidance principles for new development in this area:

- Maintain the formal building compositions around route intersections, open spaces and cul-de-sacs.
- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Coach Road.
- Retain the grass verges/island and associated semi-mature/mature broadleaved tree planting immediately west of Coach Road.
- Retain and extend the continuity in building line.

SPECIAL POLICY AREA

The site is not within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

NATIONAL PLANNING POLICY GUIDANCE

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

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hamble Parish Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
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:

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 alterations to the roof of the dwelling and in particular the proposed hip-to-gable enlargement, will have a notable impact upon the form and visual appearance of the property's front elevation and as such upon the Chalmers Way street scene. The original characteristic of the residential development in this area is very much of properties with fully hipped-roofs set either within semi-detached pairs or, as in the case of No. 6, within short terraces of four. The addition of a gable-end to the application dwelling will therefore serve to somewhat visually unbalance the terrace that it forms part.

It must, however, be acknowledged that this particular alteration is in evidence elsewhere within the immediate locality with a number of properties both in Chalmers Way as well as in Yorke Way which adjoins it having had hip-to-gable enlargements. There are also a number of instances of rear facing dormer windows and front rooflights. It would therefore be difficult to justify the refusal of the application on the grounds that the alterations to the roof would be out-of-keeping with the wider character of the area.

Notwithstanding this and most notably, the particular alterations proposed could be undertaken under the Permitted Development Rights conveyed to the property under Classes B and C, of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, as amended. The volume limitation for enlargements to the original roof of a terraced dwellinghouse under Class B being 40 cubic metres, with this Class also allowing for hip-to-gable enlargements. The volume of the works proposed to the application property total 34.9m3.

In terms of the proposed alterations to the rear of the property at ground floor level, whilst of a fair depth relative to that of the host building, they are not considered to be excessive in size or scale and as they are situated to the rear of the dwelling and will not be visible from the highway, they will have no impact upon the character of the street scene. The property will also retain an adequate sized area of private rear amenity space such that the proposals will not result in the overdevelopment of the plot.

Residential amenity:

Whilst it is not deemed that the alterations to the property's roof will have any notable impact upon neighbouring residential amenity particularly given the end of terrace location of the site, consideration has been given to the impact that works to the rear of the dwelling at single storey level will have upon the amenity of the occupiers of the adjoining property, No. 8 Chalmers Way. The proposals include the addition of a flat-roof single storey extension which measures 2.7m in height and 3.3m in depth, bringing the extent of the projection beyond the property's original rear elevation to a total of 6m.

A pitched roof is also to be added to the current rear extension which will increase its overall height to 3.7m, with both structures being positioned in particularly close proximity to the shared boundary with No. 8. As both structures will project above the existing fencing by between 0.9 and 1.9m, there is the potential for them to have a somewhat enclosing and overbearing effect on the shared boundary. Given, however, that the main proportion of the rear projection is of a flat-roof design, it is situated due-west of the adjoining property and it will project only around 1.5m beyond the rear elevation of its conservatory, whilst perhaps not an ideal arrangement in this instance it is not considered that any

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

impact upon neighbouring amenity would be so substantive as to be in conflict with the provisions of Saved Policy 59.BE (vii.) of the adopted Local Plan.

It is also of material relevance that the occupiers of the adjoining dwelling have not raised an objection to the application and as the rear extension is single storey, does not cumulatively with the existing rear projection exceed 6m in depth, and conforms to the prescribed height limitations, it could also otherwise be undertaken under Permitted Development (The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2013, albeit this being subject to a prior approval process. As such and taking account of this, the refusal of the application on the grounds of any impact upon residential amenity would be difficult to substantiate.

Highway matters:

The proposed development will increase the number of bedrooms within the property from two to a total of three. The Council's adopted Residential Parking Standards SPD requires that three bedroom dwellings provide two on-plot parking spaces. There is adequate room available on the property frontage to meet this requirement and as such the application is deemed to accord with the provisions of the aforementioned SPD as well as Saved Policy 59.BE (v.) which requires the provision of a satisfactory means of access and layout for vehicles.

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.