HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75490

DESCRIPTION ADDRESS	Erection of single storey side extension & two storey rear extension, following demolition of single storey side & rear extensions. Insertion of side elevation first floor windows 21 Southern Road West End Southampton SO30 3ES

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• Two storey extension with pitched along the rear of the property measuring 6.6m(w) by 2.9m(d) by 9m(h). • Single storey side extension including garage with a pitched cropped roof measuring 3.2m(w) by 9.6m(d) by 3.4m(h). • Insertion of 1no bedroom window in both side elevations of the dwelling. Amended plans (received 8/12/14) enlarge hard standing area at front and side garage slightly to meet car parking standards. Also included in the scheme is a small pitched roof over the front door.
TOPOGRAPHY	Slight drop in levels from road down to rear garden
TREES	TPO 333 & TPO 60 covers the front of this and neighbouring plot (for 7 Birch, 1 Sweet Chestnut, 1 Beech & 2no. Conifers)
BOUNDARY TREATMENT	Mixture of 2m high hedgining and fencing around rear and side of property. There is a 2.5m/3m high wall at the side of the house with no.19.
SITE CHARACTERISTICS	Two storey detached house set in a large plot. There is a side conservatory and a rear single storey extension which are being removed to make way for the extension.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
3 letters of objection	• There appears to be no location plan 1-1250 to show the boundary of ownership; • Loss of mature planting to the front of the property - There appears

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	to be no description to replacement planting and no plant scheme has been submitted with the current application. The proposal would be out of character to the surround local area; • Over development of the site for the proposed size of dwelling. This results in a poor internal layout showing the kitchen being located with the middle of the floor plan which allow for no natural light or ventilation; • Overlooking from bedrooms 3 and 4 on to the neighbouring amenity space. This again illustrates the massing of such a proposal is unsuitable for this size of plot. Properties on such a narrow site have only front and rear fenestration to principle rooms; • The proposed development would now provide a 4 bedroom dwelling the Eastleigh Borough Council Parking Standards require 3 parking space and 2 cycle stores. This lack of parking will adversely affect the neighbours and is against the character of the area. Car parking should be provided in accordance with the relevant standards.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transportation & Engineering	<u>Amended Comments – No objection</u> The revised plans now show the garage conforming to the minimum internal dimensions of 3.0m x 6.0m for parking, along with a hard standing to the front capable of locating 2 parking spaces. Condition E04 should be applied. <u>Previous Comments - Holding objection</u> Inadequate on-site parking. In regard to vehicle parking, although the provision of 2 on-site parking spaces is a betterment to what is currently understood to be no on-site parking, as a development proposal, the conformity to the EBC Parking Standards is still required. As a 4-bed dwelling, this results in a requirement for a minimum of 3 on-site spaces, but only space is being proposed on the driveway. There is a second space highlighted via garage parking, however it is noted that this is below the standard minimum size (3.0 x 6.0m minimum internal dimensions) and as such can't be counted as parking. It does however appear that the situation can be overcome through: i) Enlarging the garage from the proposed 2.7 x 5.9m internal dimensions which looks easily achievable with available land space; and ii) Providing a hard standing area on the front garden. This area measures approximately 4.5 x 8.0m and as such is more than adequate in size to accommodate a vehicle. If these required amendments could be shown on revised plans, then a re-assessment of the application can be undertaken accordingly.
Tree Team	No objection
West End PC	No response (response was due 19th November 2014)

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: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 (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'

Supplementary Planning Documents: Quality Places; Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 7 (No relevant guidance)

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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	
Comments have been noticed and amended plans received.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

- The amount of development, impact on the character of the area, impact on residential amenity and car parking requirements will be discussed in the assessment section.
- The location plan meets the Council's validation requirements.
- The loss of the mature planting and its replacement is not necessary for the development to be considered.
- The proposal's internal arrangement is not a material planning consideration.

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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

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 design of the proposal reflects the shape, proportions, materials and features of the house and is considered to be a sympathetic addition to the dwelling. The side extension is single storey and leaves plenty of space between the house and its neighbour, which is characteristic of the locality. Southern road has a mixture of different style two storey houses and so the extended house will fit in with the surrounding development.

The two storey rear at under 3m deep is not considered to be visually intrusive and the single storey side extension is mostly hidden behind the high boundary fence. The proposal passes the daylighting test and is over the required 22m away from the rear properties to ensure privacy (as outlined in quality places SPD). The scheme does include a new first floor bedroom window in both of the properties side elevations. The north facing windows looks out onto the blank side wall of no.19 and the south facing window is over 22m from the rear windows of no.23 & 15m away from the boundary. The proposal is therefore not considered to have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Car parking

The extension will create a four bed dwelling and as such there is a requirement to provide a minimum of 3 on-site vehicle parking spaces (as set out in Residential Parking Standards SPD). The extended garage will provide one space and another two spaces can be accommodated on the hard standing at the front of house. It appears that the final space could be created by converting the front garden. On this basis no objection has been raised by the Engineering providing a condition is applied stipulating three car parking spaces.

Amount of Development

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

Nature conservation

HRA (Habitat Regulations Assessment) screening is not required for this development as it falls outside the designated zone of impact. The proposal is not considered to result in a likely significant

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

impact on a European Protected site (SPA,SAC or Ramsar).

The development complies with the requirements of Policy 59.BE.

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

Recommend Permit