HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68435

DESCRIPTION	Single storey rear extension
ADDRESS	37 Spitfire Way Hamble-Le-Rice Southampton SO31 4RT

SITE VISIT DATE	16/02/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of single storey rear extension, following demolition of the existing conservatory, measuring 5.2m width by 4.8m in total depth (inclusive of roof overhang). The maximum height of the extension will be 3.1m.
TOPOGRAPHY	Mainly level site.
TREES	None affected.
BOUNDARY TREATMENT	2m fencing and shrubs on boundaries.
SITE CHARACTERISTICS	Two storey detached modern house, buff brickwork, white frames to windows/doors. Garden of a reasonable size and well screened. Pergola on boundary with no. 39 Spitfire Way. Existing conservatory to be demolished.
CHARACTER OF LOCALITY	Residential area within the urban edge. Modern housing development built during the 1990's. Properties in the vicinity are detached but a mixture of styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
34078/002	Outline – Residential development.	Permit – 16/11/1998
34078/003	Reserved Matters – Construction of 67 dwellings with estate roads, public open space, footpaths.	Permit – 06/07/1999

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
21 Spitfire Way, Hamble	Observation – Property is not near theirs in the street.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	Resolved to leave the decision with the Planning Officers.
Fisher German LLP Esso Petroleum Co Ltd/	Our clients do not have any apparatus situated within the vicinity of the proposed works, and as such have no further comments to make.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Mainline Pipelines Ltd	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 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

Bursledon, Hamble-le-Rice and Hound Character 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, and character of the area.

COMMENT ON CONSULTATION RESPONSES

No comment.				

COMMENT ON REPRESENTATIONS RECEIVED

	No comment.				

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 property is a two storey modern detached house which has been built as part of a housing development during the late 1990's. The adjacent properties are of a similar size but of differing styles and designs.

The proposal is for a single storey extension to the rear of the property following the removal of the existing conservatory. The footprint between the two will be similar, the conservatory measuring 3.5m deep x 5.2m wide and the extension 3.85m x 5.2m, although the roof will overhang by a further metre with decking beneath. The site is well screened and 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 due to the size and location of the extension.

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 development complies with the requirements of Policy 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

It is considered that the proposed single storey rear extension is of an appropriate size, scale and design to be in keeping with the existing property and the character of the area; and would not have a detrimental impact on neighbouring properties.

It is therefore recommended for approval.