HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79921

DESCRIPTION	Replacement rear extension & alterations to roof to provide additional accommodation
ADDRESS	15 Bridge Close Bursledon Southampton SO31 8AN

SITE VISIT	Yes
ARE PLANS ACCURATE?	The plans are sufficient to determine the application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal will create a chalet bungalow, providing first floor living accommodation. This is achieved by a 0.9m rise in the property's ridge height and hip to gable extension at the rear with juliet balcony.
TOPOGRAPHY	The bungalow and area immediately around the property is relatively flat. There is a very gently east to west upwards slope along bridge close.
TREES	None affected
BOUNDARY TREATMENT	Wall of neighbour's garage forms part of north western side boundary immediately adjacent to the dwelling and similarly an outbuilding at the site forms part of south eastern side boundary. The remaining boundaries are a mixture of fencing.
SITE CHARACTERISTICS	Detached bungalow with new flat roof rear extension set in a large plot. There is a timber outbuilding positioned along the sites south eastern boundary.
CHARACTER OF LOCALITY	Residential area, consisting of similar style single storey dwellings. The bungalows tend to have clean rooflines and are set back from the road within large plots with plenty space between buildings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/16/78874	Alterations to roof to include raising of ridge height, provision of first floor accommodation and two storey rear extension	Refused September 2016
F/15/77339	Replacement rear extension and raising of roof to provide first floor accommodation with 1no. side dormer window, 5no. side roof lights and rear juliet balcony (revised design to F/15/76854)	Refused December 2015
F/15/76854	Replacement rear extension, raising & extending roof to create first floor living accommodation & addition of 2no.	Refused August 2015

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	side facing dormer windows, 2no. side facing roof lights & juliet balcony to rear	
F/15/76061	Replacement rear extension, raising & extending roof to create first floor living accommodation & addition of 2no. side facing dormer windows, 2no. side facing roof lights & juliet balcony to rear (15 Bridge Road– application site)	Refused Apr 2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
16 Bridge Close	As I live next door to this property there plans would have a large impact on my property. The roof would block out the light to my kitchen window and they would be able to overlook my patio and back door which would end my privacy.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	No response

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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 21
Guidance states:

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the wide grass verges.
- Maintain the importance of the central open green space and the associated semi-mature broadleaved tree planting in any new development.
- Maintain the predominant plot widths and continuity in building line.
- Maintain a uniformity in building heights within the street.

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should “always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings”. It goes on to say in paragraph 56 that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Paragraph 56 of the National Planning Policy Framework states that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Paragraph 64 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	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Comments are noted					

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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."

Planning history

Also of relevance is the site's planning history. The current application is the fifth refused application for alterations to the roof of the dwelling. The previous application was for exactly the same scheme as the proposal, but was not within the time limit to appeal the planning decision. The previous scheme being refused for the following reason:

'The proposed development, by reason of its design and massing, would create an incongruous dwelling that would be at odds and detract from the uniformed character and appearance of bungalows along Bridge Close. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011], Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, BHH 21 of Character Area Appraisals Bursledon, Hamble-le-Rice and Hound Supplementary Planning Document, Quality Places Supplementary Planning Document and National Planning Policy Framework.'

Since the last refusal in September 2016, there have not been any significant changes in planning policy or in the site circumstances to warrant positive decision. As such the case officers previous assessment still applies to the current proposal.

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable, subject to the design and impact of the proposal being in accordance with the relevant Local Plan policies and supplementary planning documents.

Saved 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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, design and impact on the character of the area

The application proposes to raise the roof of the existing dwelling, extend the rear of the property and alter the roof at the rear of the site to a gabled roof.

The property is part of a row of attractive detached bungalows. The rooflines of the bungalows gradually step down in line with the slope moving towards the entrance of the close. Bridge Close is somewhat unique in that most of the original forms of the bungalows have been retained with clean roofs. The exception being no.8 that has had alterations to the roof and no.17 that has one small dormer window towards the rear, and even this is almost unnoticeable within the street scene.

Although the side dormer windows have been removed from the previous scheme, the proposal will

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

still increase the roof pitch bringing the ridge up by almost 1m to 6.1m high. The proposed roof increase will make its pitch steeper and ridge higher than those of the neighbouring bungalows and thus interrupting the unspoiled pattern of roof shapes and ridges descending along the close. On this basis the proposal is considered to cause material harm to the street scene and wider character of the area and would be contrary to Policy 59.BE of the Local Plan, Policy DM1 of the Submitted Eastleigh Local Plan and the NPPF. The proposal is also contrary to the guidance within the BHH21 character area appraisal, which states that development should *"maintain a uniformity in building heights within the street."*

Other Considerations

- The dwellings along Bridge Road are reasonably well spaced and the rear balcony is a juliet and so the proposal is not considered to have an unacceptable impact on the amenity of adjoining residents (by way of a loss of light, outlook or overlooking).
- The proposal 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). There is sufficient space provided at the front of the dwelling for the required car parking. Therefore the proposals are not considered to result in the overdevelopment of the plot and will not impact on highway safety.
- HRA (Habitat Regulations Assessment) screening was 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 impact on a European Protected site (SPA,SAC or Ramsar).

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 Refuse