**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/66843**

| | |
|---|---|
| DESCRIPTION | Retrospective: Single storey rear extension |
| ADDRESS | 4 Westfield Close Hamble-Le-Rice Southampton SO31 4LG |

| | |
|---|---|
| SITE VISIT DATE | 15/11/2010. Access to site unavailable until this date. |
| ARE PLANS ACCURATE? | yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes. Additional neighbour notified extended consultation date to 9/12/10 |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DETAILED DESCRIPTION OF APPLICATION | Single storey flat roofed rear extension 5.47m deep x 2.75m high x 3.00m wide, attached to the existing single storey flat roofed rear extension. |
| TOPOGRAPHY | level |
| TREES | No trees affected |
| BOUNDARY TREATMENT | Rear boundary – 1.80m close board fence, small shed in corner, 3 fir trees.<br>Boundary to no.5 – 1.50m high brick wall with concrete open insert blocks.<br>Boundary to no.3 – 2.0m high close board fence. No.3 has a single storey rear extension on the boundary. |
| SITE CHARACTERISTICS | Mid terrace two storey house with central alley way access to rear of houses. Existing single storey rear extension on boundary with no.3, which was a brick outhouse that has been joined to the main house. Average size level rear garden with small shed in corner. |
| CHARACTER OF LOCALITY | Residential close of uniform houses in sets of 4 terraces and semi-detached houses. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| 1 Westfield Close | Objection<br>Poor quality materials and structural problems to existing houses.<br>Overdevelopment<br>Car parking problems<br>Surface water and underground drainage problems<br>Development is visually obtrusive. |
| | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Hamble Parish Council | Do not object |
| | |
| | |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>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 39

**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**

| | | | | | |
|---|---|---|---|---|---|
| | | | See below | | |
| | | | | | |

**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 existing rear extension was constructed over 4 years ago and consisted of an existing brick out house being joined to the main house. The proposed extension is the same depth and will infill the corner resulting in an extension across the rear elevation of the property leaving 1.0m approx. access way to the side.

The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality as the extension is to the rear of the property and not visible to the street, the finish will be conditioned to be white upvc ship lap which is considered satisfactory.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook or overbearing impact. The boundary treatment to no. 5 Westfield Close is only 1.50m high and with clear glazed windows to the side elevation of the extension this will lead to an increase in over looking. This issue can be overcome by conditioning the boundary treatment between the properties.

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

Building Regulations cover the construction of the extension and drainage, these and the structural integrity of the existing building are not material planning considerations.

There is no increase in the number of bedrooms, so there is no requirement for extra parking provision.

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**

Recommend permission with conditions