HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/15/76094

DESCRIPTION	Construction of single storey side extension
ADDRESS	Rose Wood High Street Bursledon Southampton SO31 8DL

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey side extension with a double pitched roof and valley measuring 5.5m(w) by 5m(d) by 3.5m(h).
TOPOGRAPHY	Rise up from road towards the dwelling.
TREES	Trees within the side and rear garden
BOUNDARY TREATMENT	Mixed high fencing and vegetation.
SITE CHARACTERISTICS	Modest detached bungalow with attractive chimney features set in a large plot. The bungalow has previously had a side extension. The property is grade II listed as "C19. A single-storeyed dwelling set back to the north of above. Hipped slate roof, 'Tudor' stacks. Brick walls in Flemish bond (red with blue headers)."
CHARACTER OF LOCALITY	The site is located within Old Bursledon Conservation Area. The area is residential in nature consisting mainly of mixed detached and semi detached properties located on spacious plots. The site and surroundings are located in the countryside and the area has a semi rural feel with small country lanes and some views from the road across open fields.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/15/76283	Listed building consent: construction of single storey side extension	Valid

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of objection	• Property has already been extended and current proposal would be above 15% floor space limit with development plan policy. It would be nearer 50%. This would destroy character of Old Bursledon. • Exacerbate current drainage problems.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	Objection - on Policy 169.LB iii. The Parish Council wishes this application be referred to BHH LAC given the unique character and history of this property and it was agreed that a Member should attend the LAC meeting.
Listed Building and Conservation Officer	No objection This proposal is in keeping with the original character of the building, is subservient to it and tucked away to the right behind the garage and link wall, taking the allowable extensions to the limit, so is an acceptable proposal. This should be the last extension allowed on this building. The Building materials and details should match the existing building exactly.
Tree Team	No objection Subject to the following condition: Details of the specification and position of protective fencing / ground protection in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction, for the protection of retained trees from damage before or during the course of development will need to be provided before construction work commences. Reason: To retain and protect the existing trees which form an important part of the amenity of the locality.
Old Bursledon Action Group	No comment

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Within Old Bursledon Special Policy Area Listed Building Grade II

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 1.CO, 11.CO, 59.BE, 169.LB, 174.LB & 179.LB

Pre submission Eastleigh Borough Local Plan 2011-2029: S8, DM1, DM10, DM26 and BU6
Old Bursledon Conservation Area Appraisal (2012)
Old Bursledon Special Policy Area Local Plan Background Paper (2003)

CHARACTER APPRAISAL AREA

Not Within Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

Old Bursledon Special Policy Area

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 are noted and will be discussed in the assessment section.

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	

It is understood that there has been an issue with flooding in the past. However, the extension should not a significant additional impact on flooding bearing in mind that it will be positioned on an existing area of blocked paving. The site will also retain a large grassed area, which will provide some natural drainage.

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."

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Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section 66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

"The Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

In addition, Section 72(1) of the Act states:

"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

or enhancing the character or appearance of that area."

An application of this nature would be assessed against the following policies:-

1.CO - limits development in the countryside subject to other policies of the local plan.

11.CO - enables extensions to non residential buildings in the countryside. There is no policy for outbuildings in the countryside and this policy is not therefore directly related to the application however the criteria within the policy can be related to the assessment of the proposed outbuilding. The criteria for policy 11.CO are that i) that the proposals would not have an unacceptable physical or visual impact on the dwelling on the countryside ii) It would not generate significant additional traffic.

59.BE - 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.

169.LB - permits extensions to buildings in Conservation Areas provided the proposal preserves or enhances and does not detract from the character and appearance of the Conservation Area; the mass, form and materials are appropriate to the existing and adjoining buildings; architectural details of value are retained and that the proposal does not generate excessive traffic, parking or noise or cause harm to the local environment.

174.LB The alteration or extension of a listed building or any development within the curtilage of a listed building including display of an advertisement will not be permitted if it would result in a detrimental impact on the building or its setting.

179.LB - seeks to protect the special loose knit character of Old Bursledon and ensure the retention of existing open areas. It states that further development within the special policy area will be refused with the exception of replacement dwellings, appropriate extensions and changes of use that respect and enhance the character of the Special Policy Area. The policy's preamble states that as a guide the council is unlikely to support extensions to existing dwellings that exceed a 15% in their original external floor space. The Special Policy area is described in further detail in BHH 23 Bursledon, Hamble-le Rice & Hound Character Area Appraisal.

ASSESSMENT

Amount of development

The proposal is for a single storey side extension, which will be added onto the previous side extension. Combined this has resulted in a 50% increase in the bungalows floor space over the original property. This exceeds the 15% guidance cited in the preamble to Policy 179.BE of the Local Plan. However, the original property was easily one of the smallest within the vicinity and even with the 50% floor area increase the resulting dwelling will not be as large as many of the neighbouring two storey houses. The plot size is also substantial compared to the small bungalow and this creates a feeling of space, which is a key character of the special policy area. As such the amount the proposal is not considered to detract from the character of the special policy area, although the local planning authority would not welcome any further development on the site.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Impact on the Character and Appearance of Dwelling and Conservation Area

The design of the extension and its detailing reflects the character of the original grade II listed bungalow. While the proposal is wider than the previous extension, it is not as deep and so covers a smaller footprint. The extension has been pushed back within the plot and its ridge line has been dropped so it appears a subservient addition to the main bungalow.

The bungalow is set a long way back within the site and the plot is angled with a garage to the front. This means that the extension is mostly hidden when viewed from the High Street and it is considered to preserve the character and appearance of the conservation area. Samples of the external materials will be required by condition and no objection has been raised by the Conservation & Listed Building Officer.

Other considerations:

- The position of the extension within the large plot means it will not have an unacceptable impact on the amenity of neighbouring residents (by way off a loss of light, outlook or privacy).
- The extension is located on an area of hardstanding and although the new path to its side will eat into the garden it should not materially affect the nearby trees. No objection has been raised by the Tree officer subject to condition.
- The site is not subject to an agricultural occupancy condition and the proposal is unlikely to lead to the subdivision of the plot.
- In front of the dwelling is a large parking area which is able to accommodate the required two off road car parking spaces (as set out within Residential Parking Standards SPD)
- The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact

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

REF. NO. «AltRef»