HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/15/76295

DESCRIPTION	Single storey rear extension and addition of double glazed doors to front elevation
ADDRESS	48 Victoria Road Netley Abbey Southampton SO31 5DQ

SITE VISIT DATE	05 May 2015
ARE PLANS ACCURATE?	It is considered that sufficient detailed information has been provided to allow for the assessment of the development proposals.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes. As the site lies within a Conservation Area the proposals were also advertised in a newspaper circulating in the local area and a site notice was displayed at the entrance to the property.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for a single storey extension to the rear of the building to include the re-siting of an existing retaining wall within the dwelling's private garden. The extension measures 2.8m in depth and 3.4m in height and is to provide for additional ground floor living space within the property. The proposals also include alterations to the fenestration within the building's front elevation by way of the addition of double doors to what will be a bike storage area at the property's lower ground floor level.
TOPOGRAPHY	The property's rear garden slopes up towards the rear boundary of the site. There is a short section of retaining wall in the proximity of the building's existing rear elevation which is to be re-sited as part of the proposals. To the front, there is a fairly steep slope down from the road to the part of the dwelling where double doors are to be introduced to allow access to a bike storage area.
TREES	There is a small tree in the vicinity of the existing retaining wall which will likely need to be removed in order to facilitate the construction of the proposed extension.
BOUNDARY TREATMENT	The property has a fairly open frontage with only low level walls demarcating the boundaries with the neighbouring dwellings to either side. To the rear, the property's garden is surrounded by a mixture of fencing, walls and mature planting.
SITE CHARACTERISTICS	No. 48 Victoria Road is a sizeable, semi-detached dwelling spanning three-storeys in height. The building, which is finished in white render with concrete roof tiles, previously formed part of a convent prior to which it had been a hotel / guest house in conjunction with No. 47. The buildings were split in 2012 to provide two separate dwellinghouses. The attractive public aspects of these properties are considered to form an important visual aspect of the streetscape in this part of the Netley Abbey Conservation Area.
CHARACTER OF LOCALITY	The application property falls within the Netley Abbey

THE SITE AND ITS SURROUNDINGS

	Conservation Area and forms one a row of sizeable residential properties to the north-eastern side of Victoria Road. There is a care home to the opposing side of the road which is part of the redevelopment of the former Netley Court School site, with there being a parade of shops and commercial uses further along the street to the north-west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR20989	Conversion of existing dwelling into six flats	REFUSED – 24/05/1971
Z/16614/001	Guest house	PERMIT – 29/12/1980
Z/16614/002	Erection of rear two storey extension	PERMIT – 07/08/1989
Z/16614/003	Replacement of existing two storey rear extension	PERMIT – 10/10/1989
Z/16614/004	Construction of vehicular access including dropped kerb	PERMIT – 07/01/1993
A/16614/005	Display of illuminated projecting sign	CONSENTED – 03/08/1995
C/16614/007	Installation of two canopies on front elevation	PERMIT – 09/08/1995
C/16614/008	Change of use from hotel to convent and retreat centre	PERMIT – 14/10/1998
C/16614/009	Reduction in height of parapet wall, addition of pitched roof, replacement balcony and new balustrade all on south wing.	PERMIT - 18/03/1999
C/11/69945	Change of use from convent to 2no. dwellings.	PERMIT – 08/02/2012
N/15/76232	Fell line of conifer, crown reduce to previous height and reshape and crown reduce Magnolia to previous height and reshape	RAISE NO OBJECTION – 29/04/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection with the proviso that any materials used must be in keeping with condition 169LB(vi) as the property is in a conservation area.
Head of Planning Policy and Design (Conservation Officer)	No objection following receipt of amended plans showing revised fenestration to the rear elevation of the extension and the front elevation of the main building (bike store).

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area (Netley Abbey)

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Subject to an Article 4 Direction Restricting Certain Permitted Development Rights

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 25.NC, 59.BE, 169.LB
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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, Policies DM1, DM9, DM10.
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Netley Abbey Conservation Area Appraisal and Management Proposals

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

The site does not lie within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both paragraph 17, which *inter alia* states that planning should "conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations", and section 12 (paragraphs 126-141) *Conserving and enhancing the historic environment.*

In addition and also of relevance is *Section 7: Requiring good design*, which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and 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 the principle, design and siting of the proposed development, trees, nature conservation, and the impact of the development upon neighbouring residential amenity as well as upon the setting of the Netley Abbey Conservation Area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other: the comments made are noted and are responded to where appropriate in the below assessment of the proposals.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

Other …

PLANNING OBLIGATION/CONSIDERATIONS

As the proposals are for householder development, there are no planning obligations considerations associated with the property.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

In the exercise with respect to any buildings or other land in a conservation area of any powers under any of the provisions of the Planning Acts … "special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area".

Development Plan Policies:

Saved Policy 25.NC states that development which will adversely affect a habitat or feature of importance for wild fauna and flora will not be permitted, unless it can be demonstrated to the satisfaction of the Council that: (i) the benefits of the development outweigh the adverse impact; (ii) the adverse impacts are unavoidable, and (iii) appropriate measures are taken which would mitigate or compensate for any adverse impact.

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

Saved Policy 169.LB states that planning applications for new buildings and alterations and extensions to existing buildings within Conservation Areas will be permitted providing that they meet a number of criteria including that the proposal preserves or enhances the character or appearance of the Conservation Area or its setting; architectural details on buildings of value are retained; and the materials used are appropriate and in sympathy with the existing buildings and the particular character of the area.

MATERIAL CONSIDERATIONS

The proposals are considered to comply with the relevant development plan policies, associated supplementary planning guidance, and national planning policy for the following reasons:

- The proposed rear extension is considered to be appropriate in terms of its layout and design and is deemed to comply with the requirements of Saved Policy 59.BE of the Local Plan in this regard. The extension is acceptable in respect of its design and visual appearance and it is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

neither excessive nor disproportionate in scale or size to the host property or the extent of its plot. Its finishing materials will also replicate those of the main property and its fenestration will align with the positioning of the windows above, as will that of the proposed new doors to the front elevation ensuring the maintenance of the current symmetry which contributes positively to the visual character of the building. Taking account of this, it is not considered that the development will have any adverse impact upon the setting of the Netley Abbey Conservation Area and the Council's Conservation Officer has confirmed he has no objections to the application in this respect. The application is therefore also deemed to be in compliance with Saved Policy 169.LB of the adopted Local Plan.

- The proposals accord with the requirements of Saved Policy 59.BE in that they will not impact unduly upon the amenity of neighbouring residential properties. The proposed rear addition will be notably stepped in from the side boundary with No. 47 such that it will not be overbearing or cause any undue loss of light or outlook for the occupiers of this property. An acceptable level of screening will also be afforded by the existing boundary fencing such as to reduce the potential for any loss of privacy from the side facing patio doors. The extension will be positioned closer to the shared boundary with No. 49 to the south-western side of the plot, however owing to its limited depth and height and there being a degree of separation between the two buildings, there will be no detrimental impact upon the amenity of its occupiers. Whilst the retaining wall will be moved further back within the site, the overall level of the property's rear garden will not increase and as such there will be no greater potential for any overlooking of neighbouring amenity space to occur relative to the existing situation. The proposed double doors to be added to the building's front elevation, due to their nature and siting, raise no concerns in respect of residential amenity.

- The development will not have an unacceptable impact upon any trees within the site which are afforded protection due to the property falling within a designated Conservation Area. Whilst the applicant has stated (within Section 7 of the application form) that no works to trees are proposed/required to be undertaken as part of the development, it is evident that a single tree along the south-eastern side boundary of the site may need to be removed in order to facilitate the proposed extension and relocated retaining wall. Whilst the Council's Tree Officer was not formally consulted as part of the application process, the matter of the proximity of the development to this tree was verbally discussed with them following the Planning Officer's site visit. The Council's Tree Officer confirmed that this tree was not considered to be of any notable amenity value and that he had no objections should it need to be removed. The proposals therefore accord with Saved Policy 59.BE of the Local Plan which requires development to be appropriate both in itself as well as in relation to natural features and trees worthy of retention.

- The proposal is not considered to result in a likely significant effect on a European Protected site (SPA, SAC or Ramsar). Whilst the site falls within the prescribed zone of impact, HRA (Habitats Regulations Assessment) was not required for this application due to the scale of the development proposed as well as its siting relative to the designated area.

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

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It is recommended that planning permission be granted.