REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77804

DESCRIPTION	Single storey side extension
ADDRESS	12 Burns Road Eastleigh SO50 5DT

SITE VISIT DATE	25 January 2015
ARE PLANS ACCURATE?	It is considered that sufficiently detailed information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of a single storey extension to the southern side of the dwelling to provide for a family room. The extension has a hipped roof and measures 3m in width, 6.55m in depth, and 3.75m in overall height.
TOPOGRAPHY	The site is relatively flat and level.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	There is a low level wall marking the southern side elevation of the plot immediately alongside the area in which the proposed extension is to be situated. The site frontage is currently open allowing for vehicular access from Burns Road. The property's rear amenity area is surrounded by a mixture of blockwork walls and timber fencing.
SITE CHARACTERISTICS	The application dwelling is an existing two-storey, detached dwellinghouse which is set on a prominent corner plot at the junction of Burns Road and Burns Close. The property has white render to its external elevations and concrete roof tiles, and has previously been extended at a one and two storey height to the rear, with a sizeable detached garage also having been constructed at the western extent of the plot.
CHARACTER OF LOCALITY	The site falls within an established residential area formed of two-storey properties set within semi-detached pairs or, as in the case of the application dwelling, in short terraces. Burns Close is a cul-de-sac with dwellings being situated around a circular central turning area. The property to the opposing corner of the access into the Close (No. 14 Burns Road) is devoid of structures to its facing side elevation.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/56604	Two storey side extension and detached double garage following demolition of existing	REFUSED – 01/06/2006 (APPEAL DISMISSED – 19/12/2006)
F/07/59003	Erection of detached garage	PERMIT – 06/03/2007

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/07/60613	Two storey side extension	REFUSED – 23/08/2007 (APPEAL DISMISSED – 17/01/2008)
F/08/62804	Construction of two storey rear extension	PERMIT – 23/07/2008
F/10/67787	Single storey side extension	REFUSED – 07/12/2010 (APPEAL DISMISSED – 21/03/2011)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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 policy 59.BE.
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, DM24.
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area:

The site falls within the area *ELAC 19.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Maintain the predominant plot widths and continuity in building line.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
- Ensure that the form of new development relates effectively with the gabled end frontages prominent in existing development.

SPECIAL POLICY AREA

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

NATIONAL PLANNING POLICY GUIDANCE

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 always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *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 of the development proposed, layout and design, residential amenity, highway matters, and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements associated with this application.

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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

design, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, provision to be made for refuse and cycle storage, and development to avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Layout, design and impact upon the street scene and area character:

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and that it is appropriate in mass, scale, materials, layout, density, design and siting. In addition, Section 7 of the National Planning Policy Framework (NPPF) stipulates that good design is a key aspect of sustainable development and is indivisible from good planning (para 56).

The application dwelling is positioned on what is a fairly prominent corner plot at the junction of Burns Road and Burns Close with a good degree of spacing to its road side plot boundary, something that is replicated on the opposing side of the entrance to Burns Close (at No. 14) and which gives a sense of spaciousness to the area when looking both along Burns Road and into the Close from it. There have been three previous applications for extensions to this side of the property, each of which has been refused planning permission with these decisions being subsequently upheld at appeal. These appeal decisions are significant material considerations in the determination of this application.

The first (F/06/56604) related to a proposal for a two-storey addition situated within 0.5m of the side boundary. The Inspector in that instance whilst, in paragraph 3 stated that there may be sufficient space to accommodate a reasonable extension to the house, the degree of encroachment to the boundary in the scheme before them was excessive and would have both reduced the spacious character in the locality and had a visually dominant effect over the footway. The second appeal decision also related to a two-storey proposal (F/07/60613) which again the Inspector considered would be visually intrusive at the entrance to Burns Close, closing the views in and out. The final and most recent appeal decision (F/10/67787) was in respect of a single storey lean-to extension of a sizeable height and width. Again this appeal was dismissed with the Inspector siting the development's proximity to the boundary, it being visually intrusive in a relatively exposed location, and its width and design not being reflective of that of the dwelling.

The present proposal has, relative to the most recent prior submission, reduced the depth of the extension, notably lowered its ridge height with the introduction of a hipped-roof, and lessened its depth such that it appears as a more subservient addition. These measures have served to address the previous issues regarding the design of the extension and its relationship with the host building. The development will however still encroach into the present spacing that exists to the southern side of the property on what is a prominent corner plot and this remains one of the primary matters for consideration.

Very much on balance and having had due regard to each of the previous decisions of the local planning authority and the subsequent aforementioned dismissed appeals, it is considered that given

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the significantly materially reduced scale of the extension, its single storey nature and now particularly modest height and minimal roof form, as well as the notably greater degree of spacing (1.26-1.343m) allowed to the road side boundary when has resulted from its lesser width, that the impact of the development is now not such as to be unacceptable or contrary to Saved Policy 59.BE of the adopted Local Plan.

It is acknowledged that each of the previous appeal Inspector's had highlighted the spacious characteristic to the entrance to the Close and that this was a key factor in the dismissing of the respective appeals. It is also evident however that the height, design and form of the particular extension put forward in each case was also of paramount consideration and it was the combination of these factors that resulted in the decision reached. As set out earlier, the current proposal is notably materially different with it being single storey, proportionate in scale and size, and complementary in design, and importantly involving a much lesser degree of encroachment to the side boundary. The combination of these factors results in a development which is considered to address the previous concerns raised to a sufficient degree as to be acceptable in planning terms.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking. It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations have been received. The extension is modest in overall scale and is sited on the road side of the property at a sufficient distance from neighbouring dwellings such that it will not unduly impact upon the amenity of their respective occupiers.

Highway matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). It is unclear from the submission as to the total number of bedrooms contained within the property, however, there is room available on the site frontage to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements, with this being for a 4+ bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements.

Conclusion:

Overall for the reasons as set out above, the development is considered to comply with the relevant development plan policies, associated supplementary planning documents, and national planning policy.

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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CONCLUSION

It is recommended that planning permission be granted.