HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68171

DESCRIPTION	Two storey side extension with balcony to front & single storey rear extension
ADDRESS	52 Astral Gardens, Hamble-Le-Rice, Southampton, SO31 4RY

SITE VISIT DATE	15th Dec 2010 – unable to gain access to rear garden
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Application seeks permission for two-storey side extension to provide garage at ground floor and master bedroom suite at first floor with front first floor balcony. The plans also show a single storey rear extension to provide a new kitchen/diner.
TOPOGRAPHY	Level site
TREES	No significant trees on site
BOUNDARY TREATMENT	Open front boundary. 1.8m high timber fence panels at back of drive screening rear garden. Plans indicate mix of 1.8m fencing and 1.4m chain link fencing to side/rear boundaries within rear garden.
SITE CHARACTERISTICS	Semi-detached red brick property with tarmac drive to side. Gable feature within front elevation and gable roof to porch. Decorative tile hanging. Small front garden area with tree.
CHARACTER OF LOCALITY	Dense, established residential area – very uniform in character and appearance – mix of semi detached and terraces, with some variation in terms of materials.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/10/67831	Enquiry: Two-storey side and single storey rear extensions	Detailed comments provided –July 2010

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
54 Astral Gardens	Observation: Building up to 400mm from the boundary to the side elevation may not allow sufficient room for maintenance or access to utility meters within the boundary of the property. The parking space to the front of the proposed extension is not wide enough to allow occupants to exit both sides of the vehicle without one of the doors opening onto the neighbouring drive.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	The proposed balcony to the front elevation is out of character with the existing street scene.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	Do not object – it was decided to leave the decision with the planning officer, providing neighbour comments are taken into consideration.
Head of Housing & Environmental Health	I have reviewed the information provided and note that the application site is located on a former College of Air Training and directly adjacent to Hamble Air Strip, as shown on Historical Ordnance Survey mapping. We recommend that the application is advised that: The application site lies on a former scrap yard and directly adjacent to a former Air Strip. The presence of 'made ground' and/or contaminants in the ground cannot be ruled out and therefore we recommend that the risks to the development be considered. The applicant should be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control Officer. Should any information come to light during the demolition or construction works that indicate the presence, or possible presence, of 'made ground' or contaminated soils, this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed of in the appropriate manner and is not to be reused on site, unless proven to be free from chemical contamination. We recommend the following conditions are imposed for amenity protection reasons – hours of work and no burning.
Head of Transportation & Engineering	No objection. As a three bed house, (study is considered a study due to minimal size), two vehicle parking spaces are required. One of these is accommodated on the drive and one in the garage. In regard to the garage, we would normally request standard minimum dimensions of 3m x 6m in order to accommodate a vehicle and storage of other items, (cycles) which is a normal duel use. Whilst the proposed garage is an odd shape, it does have within an adequate vehicle parking space (rectangle), with jutted side areas accommodating the shortfall of space. As such, I would estimate that the overall garage conforms to standards and can easily be accessed by a vehicle. Bins can also be stored at the corner of the new garage/existing dwelling wall, which will not interfere with vehicle access movements. Two conditions required:

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	HG05 – garages shall not be converted to habitable rooms without prior permission The garage door must be an up/down pull shutter style, not swing doors or up and over style. This is to ensure that the garage can be accessed at all times without the need to keep an additional vehicle clearance gap.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policies: 59.BE
The South East Plan 2009: BE1
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 – BHH60

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS1	-	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 received		See below	X	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Other …					

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 application seeks permission for construction of a two-storey side extension with addition of first floor balcony to front elevation, serving new master bedroom suite.

No 52 is a semi-detached property with an area of hard surfacing to the side providing off road parking. The adjoining property, No 50, is virtually identical but has an adjoining garage at the side. The overall character of the surrounding street scene is quite uniform, with a mix of semi-detached pairs and terraced rows. There are no other examples of balconies in the immediate area. It is noted that a neighbouring property, No 60, has had a two-storey side extension constructed – however, this extension maintains the overall form and design of the existing property, following the pitched roof form and sits very comfortably within the street scene.

I am concerned that as a result of the siting, design and provision of a first floor balcony, the proposed extension to No 52 would appear as unduly prominent and awkward within the street scene. Although set back from the front building line, the proposed extension has a somewhat irregular footprint, measuring 3.6m in width at the front and approx 5.5m in width at the rear of the two-storey section. The roof form also differs from the house – No 52 has a pitched roof form with gable ends but the proposed extension has a hipped roof form which appears incongruous against the main house.

The addition of the balcony exacerbates the visual impact of the proposed extension and I am concerned that the extension as a whole would unbalance the appearance of the semi-detached pair and appear at odds with the prevalent character of the area.

As such, I am of the opinion that the proposed extension is contrary to the guidance contained within Policy 59.BE of the adopted local plan.

The proposed single storey extension to the rear is in itself acceptable – it would be well screened within the rear garden and given the position of the glazed elements, would not result in any adverse overlooking or loss of privacy to neighbouring 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.

Engineers have confirmed that the provision of one off-road space within the garage and an additional space on the drive is acceptable in terms of parking provision.

In light of the concerns regarding the design and resulting visual impact of the proposed two-storey extension, the proposed development is considered to be contrary to the guidance contained within

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Policy 59.BE of the development plan.

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 approval.