HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75913

DESCRIPTION	Two storey rear extension following removal of existing conservatory
ADDRESS	35 Berrywood Gardens Hedge End Southampton SO30 4QZ

SITE VISIT DATE	18 February 2015
ARE PLANS ACCURATE?	The extension undertaken at a two-storey height to the neighbouring property, No. 34 Berrywood Gardens, is not shown on the submitted site plan. Despite this, there is considered to be sufficient information to allow for a full and proper 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 development as described above. The proposed extension measures 3.936m in depth and 3.25m in width and is to provide for a dayroom at ground floor level as well as to allow for the enlargement of the property's second bedroom at first floor level. The dwelling's existing rear conservatory is to be removed as part of the proposals.
TOPOGRAPHY	The site slopes up towards the rear boundary of the plot.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The property's rear garden is surrounded by 1.8m high timber panel fencing on all sides.
SITE CHARACTERISTICS	The application property is an extended, detached two-storey dwellinghouse situated in an end of cul-de-sac location. The dwelling is constructed of buff brick with white fenestration. Off-road parking is provided by way of a detached single garage and paved driveway both to the front of the property. There is private amenity space which is predominantly laid to lawn to the rear.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of the multi-headed cul-de-sac Berrywood Gardens, this section of which is made up of a mixture of detached and semi-detached modern dwellinghouses set on modest sized plots. There is a public footpath which borders the site to its eastern and southern sides with the commercial uses Hedge End Retail Park to the west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
35 Berrywood Gardens, Hedge End		
Z/27986/003/00	ERECTION OF 64 DWELLINGS WITH ASSOCIATED GARAGING PARKING AREAS AND ACCESS ROADS (AMENDED LAYOUT)	PERMIT – 25/06/1987

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/27986/005/00	TO CONSTRUCT A NEW SPINE ROAD TO LINK A334 WITH UPPER NORTHAM ROAD TO SERVE FUTURE RESIDENTIAL DEVELOPMENT	PERMIT – 12/08/1987
Z/33265/001/00	TWO STOREY REAR AND FIRST FLOOR SIDE EXTENSION, ADDITION OF BOW WINDOW AND CONSTRUCTION OF DETACHED SINGLE GARAGE AT FRONT	PERMIT – 25/02/2003
34 Berrywood Gardens, Hedge End		
Z/39619/001/00	SINGLE AND TWO STOREY REAR EXTENSION AND TWO STOREY SIDE EXTENSION	PERMIT – 19/05/2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
34 Berrywood Gardens	Objection on the following grounds: • Loss of natural light to their property. • Potential damp being generated along the side of both properties caused by lack of ventilation and warmth. • Displacement of surface water drainage. • Impact on foul sewer which runs underneath the proposed extension. • Potential damage to their rear decking. • Blocking of satellite TV signal. • Highlighted a need for a Party Wall Agreement. • Need for erecting of scaffolding on their property. • Requested Case Officer site visit to discuss concerns.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built Up Area Boundary Within HRA Screening Area (River 25m Buffer)

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 Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – *HEWEB 69* (Summary Description Only):

"1980s detached development on loops/multi-headed cul-de-sacs on the south western edge of Wildern."

SPECIAL POLICY AREA

The site is not 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 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, highway matters, residential amenity, and the impact of the proposals on the street scene and area character.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Hedge End Town Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		
Other – The matter raised by the occupiers of No. 34 Berrywood Gardens concerning the impact on a satellite TV signal is not a material planning consideration and cannot therefore be taken account of in the determination of the application. The issues of the allowing access to their property for the erecting of scaffolding, the rectifying of damage caused during construction or otherwise, as well as the need for a Party Wall Agreement, are all civil matters; the granting of planning permission does not give the right to encroach onto or to access neighbouring land without the separate consent of the relevant land owner. The impact of the development on the foul sewer which runs underneath the extension, as well as the ensuring of suitable provision for surface water drainage would in this case be dealt with separately under Building Regulations. The matter of the impact of the development on light received to the neighbouring property is considered in the below assessment of the proposals. As requested by the occupiers of No. 34 Berrywood Gardens, a visit to their property to discuss the issues raised was undertaken by the Case Officer on 04 March 2015.				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to 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:

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.

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 of the proposals of the street scene and area character:

The development is considered to be acceptable and to accord with the requirements of Saved Policy 59.BE of the adopted Local Plan in this respect. The extension is not excessive in size or scale and represents a proportionate addition to the existing property in this respect. The design is also sympathetic to the host building and the extension will match in terms of external materials and fenestration. Being situated to the rear of dwelling, the extension will have no impact upon the Berrywood Gardens street scene and whilst being visible from the public footpath that borders the site to its eastern and southern sides, owing to its appropriate design and scale it is not considered that the development will have any harmful impact upon the area character. The property will also maintain an adequate sized area of rear amenity space such that the proposals will not result in the overdevelopment of the plot.

Residential amenity:

Owing to the siting of the application dwelling as well as that of the development proposed, the primary consideration in this regard concerns the impact of the extension upon the amenity of the occupiers of the neighbouring property to the immediate western side of the site, No. 34 Berrywood Gardens. The proposed extension has a depth of just less than 4m at a two-storey height and will be positioned in close proximity (150mm) to the shared boundary; it is also situated due-east of No. 34. Despite these factors, however, and whilst acknowledging that the extension will be visible from the neighbouring property's rear kitchen window and amenity area in particular, owing to the neighbouring dwelling having been previously extended itself at two-storey height it is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

not considered that the proposals will result in a development that is unacceptably harmful to the amenity of its occupiers such as to be in conflict with the relevant development plan policies and associated supplementary guidance.

The neighbouring addition, based on the planning records for the property held on file (Ref. Z/39619/001/00), extends approximately 2.65m from the buildings original rear elevation which sat approximately level with that of No. 35. The side elevation of No. 34's extension contains no windows in its eastern elevation. Whilst the extension proposed at No. 35 will project beyond that at No. 34 by approximately 1.3m, it is not considered that this depth is such as to cause the development to be unduly overbearing, nor will it unacceptably reduce levels of outlook from or light to the neighbouring property's rear windows with the proposals complying with the tests for rear extensions as set out in the Council's adopted Quality Places SPD in this regard. As there are no windows proposed in the facing elevation of the extension, there is also no potential for any undue overlooking to occur. For the reasons given therefore, the proposals are deemed to accord with Saved Policy 59.BE (vii.) of the adopted Local Plan which requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses.

Highway matters:

Whilst the proposed development will provide for additional floor space at the property's first floor level, there will be no increase in the total number of bedrooms which will remain at four. The Council's adopted Residential Parking Standards SPD requires that four bedroom dwellings provide three on-plot parking spaces. There is adequate room available on the property frontage as well as within its detached single garage to meet this requirement and as such the application is deemed to accord with the provisions of this SPD as well as Saved Policy 59.BE (v.) which requires the provision of a satisfactory means of access and layout for vehicles.

Conclusions:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, 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

It is recommended that planning permission be granted.