HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76605

DESCRIPTION	One & two storey rear extensions, partial conversion of garage to habitable room & addition of front roof light as part of provision of first floor accommodation. Addition of side facing windows to northern elevation and enlargement of front porch.
ADDRESS	32 Tutor Close Hamble-Le-Rice Southampton SO31 4RU

SITE VISIT DATE	30 June 2015
ARE PLANS ACCURATE?	It is considered that sufficient 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 development as described above. The proposals are to provide for additional accommodation in the form of an open plan kitchen/diner, WC and utility room at ground floor level, as well as a larger bedroom and study room at first floor level.
TOPOGRAPHY	There are no significant changes in levels across the site.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The site has a fairly open frontage with there being a low-level picket fence to its north-eastern boundary. The rear garden of the dwelling is surrounded by a mixture of timber fencing and mature planting.
SITE CHARACTERISTICS	No 32 Tutor Close is a two-storey, three-bedroom, link-detached property set in an end of cul-de-sac location. The dwelling is constructed of red brick with concrete roof tiles and has a narrow gable projection with adjoining canopy porch to its front elevation. Off-road parking is provided within an attached garage which also adjoins the north-eastern elevation of No. 34 Tutor Close, as well as on a good sized driveway to the front of the plot.
CHARACTER OF LOCALITY	The site is situated within an established residential area and is part of a modern housing estate formed of a mixture of modest sized detached, semi-detached and terraced dwellings set within multi-headed cul-de-sacs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/53155	Two storey rear extension & conversion of loft space to provide additional accommodation	PERMIT – 14/03/2005
Z/27585/015	Construction of 62 dwellings with associated roads, garages, parking, noise bund and emergency access route to Hamble Lane	PERMIT – 30/04/1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
34 Tutor Close, Hamble	The occupier of No. 34 Tutor Close made the following comments in relation to the planning application: *As long as the proposed extension is not attached to our property, that the existing garage building is retained with no height or elevation adjustments as submitted on Plan A102 and that for security and privacy reasons the garden fence is retained during construction. We have no objections to the plans as submitted. Should there be any proposed amendments or additions to the submitted plans, we would ask for the opportunity to comment on them.*

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	Hamble Parish Council resolved to leave the decision to the officer.
Head of Transportation and Engineering	No objection. Within the red line area shown on the plans, there is adequate space to park at least the minimum of 3 vehicles on-site (4-bed dwelling), and still allow for turning to onwards enable forward gear access/egress into the shared area. Requested a condition that these be retained.

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 Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – *BHH 60* (Summary Description Only):

"1980s/1990s terraced/detached development on multi-headed cul-de-sacs in west Hamble."

SPECIAL POLICY AREA

The site does not fall 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

NATIONAL PLANNING POLICY GUIDANCE

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, its layout and design, residential amenity, highway matters, and the impact of the proposals on the character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments received are noted with the matters raised being considered in the below assessment of the proposals where appropriate.				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		
Other – With regards to the comments of the occupiers of No. 34 Tutor Close. Having reviewed the submitted drawings, the proposed extension will not increase the extent to which the application dwelling is adjoined to this property. Whilst some of the works required to convert the existing attached garage, including those at first floor level, may possibly necessitate alterations to the party wall, these would be internal works and as such do not in themselves require planning permission. In relation to the issue of the garden fence during construction, there is no indication given as part of the application that this would be removed, notwithstanding which this is not something that the Local Planning Authority could reasonably insist upon by way of any planning conditional requirements as it is not deemed that this would meet the tests for conditions set out in Paragraph 206 of the National Planning Policy Framework. Finally no amendments have been received to the proposed drawings and as such the application is being determined as originally submitted.				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations considerations 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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

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 upon the street scene and area character:

The application is considered to be acceptable in this respect. The proposed rear extensions are not deemed to be excessive in scale or disproportionate to the host building and, being sited to the rear, they will have little or no impact upon its current character when viewed within the street scene. These extensions will also match in design and external facing materials and the property will retain an adequate sized rear garden such that the proposals will not result in the overdevelopment of the plot. Whilst the front extension will be more visible within the street scene, this is particularly modest in scale and will not be out of keeping with the visual appearance of the dwelling. The front rooflight to be added to the garage as part of the provision of first floor accommodation could be undertaken under Permitted Development and as such does not in itself require express planning permission, notwithstanding which it is not considered that its impact upon the character of the property will be in any way unduly harmful.

For the reasons given, therefore, the development is deemed to comply with the requirements of Saved Policy 59.BE of the adopted Local Plan in respect of its layout, design and impact upon the character of the area.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring properties. It is considered that there is no conflict with the provisions of this policy in respect of the development proposed.

There are no residential properties to the north-eastern side of the application dwelling with those properties to the rear (Nos. 50-56 Tutor Close) being sited at a sufficient distance from the development such that the amenity of their occupiers will not be unduly affected. In this regard, the Council's Quality Places Supplementary Planning Document (SPD) sets out a 22m minimum between first floor facing windows for neighbouring properties. The windows at first floor level within the rear extension will be situated approximately between 24 and 27m from those in the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

aforementioned neighbouring dwellings, thereby in excess of the minimum requirement.

In respect of No. 34 Tutor Close which is positioned to the south-western side of the site, again it is considered that no undue impact will result to the amenity of its occupiers. The rear extensions are sited due north of this property with the two-storey element being set 3.25m from the shared boundary. The single storey addition to the rear of the existing garage will also be positioned immediately alongside the blank side elevation of No. 34's own single storey addition. For these reasons, it is not considered that any undue loss of light or outlook will occur for its occupiers nor will the development be unduly overbearing.

In addition, as there are no further first floor side facing windows proposed to the south-western elevation, no undue overlooking will occur. In this respect it is acknowledged that the first floor rooflight to serve the room above the garage will be sited in close proximity to the side facing window of the adjoining property. This rooflight, however, as noted above, does not in itself require planning permission and could be inserted under Permitted Development. As such it is not considered that the application could reasonably be refused on the grounds of any impact resulting from it. Notwithstanding which, the neighbouring window is obscure glazed and top opening only which will to a degree serve to minimise any potential for loss of privacy.

Highway matters:

The main consideration in this respect relates to the adequacy of on-site car parking provision to serve the extended dwelling. The development will increase the amount of accommodation at the property's first floor level and potentially could create a total of four bedrooms if the proposed study area came to be used in this manner. The existing attached garage is also to be partially converted to habitable accommodation which will serve to reduce the current parking provision. Notwithstanding this, and as noted in the consultation response of the Council's Head of Transportation and Engineering, there will remain adequate space to the front for the parking of three vehicles which is the requirement for a four bedroom dwelling as set out in the Council's adopted Residential Parking Standards SPD. It is not considered necessary to impose a condition to ensure their retention as any development forward of the principal elevation of the property would require separate planning consent and in the event of further applications, the matter of the impact on parking would be re-considered as part of any such submission.

The application is therefore deemed to comply with the requirements of Saved Policy 59.BE (v.) which requires the provision of a satisfactory means of access and layout for vehicles.

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

CONCLUSION

It is recommended that planning permission be granted.