REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79723

DESCRIPTION	Two storey side & rear extension, single storey extension & front dormer window
ADDRESS	54 Lower Northam Road Hedge End Southampton SO30 4FQ

SITE VISIT DATE	26/1/17
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a two storey side & rear extension, single storey side extension & front dormer window • The two storey side extension will extend 2 metres overall, project 9 metres in depth and 6.2 metres in height • The two storey rear extension will project 7 metres in depth, extend 8.5 metres and 6.5 metres in height • The single storey side extension will extend 1.2 metres in width, project 3.1 metres in depth and 4.7 metres in height • One dormer will be inserted into the front elevation
TOPOGRAPHY	• Reasonably flat and level
TREES	• None will be affected
BOUNDARY TREATMENT	• Approximate 2 metre tall wall and hedge on the boundary with number 50 and number 56's brick built garage and approximate 1.6 metre tall hedges
SITE CHARACTERISTICS	• The application site contains a small detached bungalow set back from Lower Northam Road with bay windows

REF. NO. «AltRef»

THE SITE AND ITS SURROUNDINGS

	• The front garden is of a good size with side access leading to the rear • At the rear there is a small wooden shed
CHARACTER OF LOCALITY	• This section of Lower Northam Road is set back from highway • The Character, appearance and form of the bungalows are very similar albeit a few have side dormers

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/14/74593	Proposed extensions and alterations to create first floor living accommodation	Concern with the proposal 2/6/2014
Q/13/73039	Pre App Enquiry: Single storey side & rear extension & alterations to roof to form first floor accommodation	Concern with the proposal 24/9/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	None received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area, river 400m, SAC, SPA, Ramsar 7000m

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, policy DM1, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published

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

February 2014; and

- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)
Supplementary Planning Guidance: Character Area Appraisals Hedge End, West End and Botley (2008)

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 33

• Retain the wide grass verges/island and associated semi-mature broadleaved tree planting.
• Mitigate the effects of the heavy vehicular traffic on Lower Northam Road in new development using measures such as boundary planting, set backs, transition spaces and orientation of internal spaces.

The guidance is not considered pertinent in this case.

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 64 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."

REF. NO. «AltRef»

NATIONAL PLANNING POLICY GUIDANCE

POLICY COMMENTARY

The above policies and guidance 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

Noted

COMMENT ON REPRESENTATIONS RECEIVED

None received

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."

REF. NO. «AltRef»

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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 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.

Impact upon the Character and Appearance

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 requires development to take full and proper account of the context of the site including the character and appearance of the locality. This requirement is reiterated within the guidance contained within the Council's adopted Quality Places Supplementary Planning Document, as well as in the NPPF which states 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" (paragraph 64).

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others. Further to which the SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.

The existing bungalow forms a cluster of detached bungalows which are set back from the highway with off road parking. The built forms of the bungalows are very simplistic in their appearance with pyramid roofs, where some have been extended with side dormers. In 2011 planning permission was granted for 44 Lower Northam Road for a first floor, two storey & single storey rear extensions with side dormer window. The assessment of the proposal was based on the fact that a large amount of the works could be constructed without requiring express planning permission from the Local Planning Authority. Whilst it was considered that the extensions were not particularly sympathetic to the existing property and street scene, a balanced view was taken in terms of the permitted development circumstances which were a material consideration. This property was not visible from the host dwelling except for the side dormer thus the impact of the development could not be evaluated. Taking into account the approved plans, the concern of the case officer and decision are appreciated as being one of a balanced view. The majority of the built form was already in existence and the two storey rear extension in particular the roof would in reality not be adding undue bulk as it would be stretching the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

existing roof profile across.
Regarding the host dwelling, pre-application discussion have taken place in the past where concerns have been raised from the first floor extension, the latest revisions which were submitted to the Local Planning Authority for further comments, where it was advised that 'a slight raising to the roof and use of dormer windows and a gable design to the rear, along with a smaller rear extension would allow the provision of increased living space at ground and first floor level which could be explored'. This submission has revised the initial mansard roof to a flat roof gable which has reduced some bulk but not enough to make the proposal acceptable.

The Inspector when assessing the appeal at 377 Fair Oak Road (APP/W1715/D/14/2213764) stated that 'no 377 is one of several bungalows of simple designs along Fair Oak Road. Many have been extended, with several having rooms in the roof, and single and two storey extensions to the rear. The proposed extensions would have a very different form and appearance to the host bungalow, with little of its original character retained'. The Inspectors findings are pertinent in this case, as it is the opinion of the Local Planning Authority that the proposed extensions would result in an unacceptable form of development. Further to which the addition of the proposed two storey rear extension, very little if at all any of the original dwelling being retained. The proposal exhibits no elements of subservience instead creating a continuous and excessive building mass where the resultant property would appear far larger than the neighbouring properties.

The proposed extension would have a larger footprint than the host bungalow which would therefore double the size of the bungalow. The proposed two storey side element though set back would alter the simple form and appearance of the bungalow from the front elevation; this is also the opinion with regards to the addition of the proposed front dormer. These two elements fail to take into account the character and appearance of the host dwelling and would be unduly out of context and pattern of development with this section of Lower Northam Road. The proposed first floor front extension would exacerbate the bulk and would subsume the character of the host dwelling and would result in a dominant and top heavy appearance. Resulting in over-development of the plot which would significantly alter the appearance owing to the unduly excessive and disproportionate resultant built form.

Residential Amenity

There is no concern that the proposal would lead to undue harm to the amenity of the occupiers of 56 Lower Northam Road. The host dwelling sits approximately 15 metres further to the rear, therefore only partial views would be had when looking directly at the dwelling from the rear. There is a concern about the impact the subsequent built form will have upon the occupiers of 52 Lower Northam Road. The neighbours bungalow is of very similar proportions to the host dwelling and the proposed two storey rear extension at a depth

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

of 7 metres as well as the bulk and mass, will compromise the outlook and level of light to the occupiers to an unacceptable level.

Parking

The proposed parking for three vehicles would meet the requirements of the Residential Parking Standards.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development though it falls inside the designated zone of impact owing to its siting away from the designation.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

1) The proposed two storey side & rear extension, single storey side extension & front dormer window by way of the scale, height, siting, excessive depth and overall appearance would not be subservient or sympathetic to the scale and character of the application dwelling and would introduce a form of development which is out of context with the prevailing character, pattern and form of development. The proposal is contrary to, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, Supplementary Planning Guidance: Quality Places (2011).

2) The proposal due to its design, massing and siting will have an overbearing and oppressive visual impact to the occupiers of 52 Lower Northam Road. The proposal is contrary to Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1,(the

REF. NO. «AltRef»

CONCLUSION

Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011).