REF. NO. C/10/67934

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey side extension & first floor rear balcony Tile House, Four Acres, Botley, Southampton, SO30 2EL

SITE VISIT DATE – 24TH Nov 2010

ARE PLANS ACCURATE? – yes. Amended plans received 26th Jan 2011

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Application seeks permission for large two-storey side extension to provide store room, shower room and counselling room at ground floor and additional bedroom at first floor. The plans also show the addition of a first floor rear balcony wrapping around new extension and part of the rear elevation of the existing house.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No increase in density
TOPOGRAPHY	Level site
TREES	Number of large trees lie adjacent to the site on Lovers Lane and make a significant contribution to the character and appearance of the conservation area
BOUNDARY TREATMENT	Low brick wall along front boundary with timber gate across drive. Fencing along side boundary with adjoining footpath. Fencing and planting along common side boundary with neighbouring property, Horsepool.
SITE CHARACTERISTICS	Large detached property, dark brick and window frame – one of two similar properties set at entrance into Four Acres. Attached single garage to side with large drive area to front. Large rear garden, with rear conservatory.
CHARACTER OF LOCALITY	Established residential area which lies within conservation area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/40436/000	Construction of 1st floor extension above garage with raised decking and stairs	Permit – Jan 2004
Q/05/53722	Enquiry: Rear conservatory	Planning not required – April 29 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	No objection subject to a condition to prohibit the extension being used as a separate dwelling.
Head of Regeneration & Planning Policy	The property lies within the urban edge, in the Botley Conservation Area. The proposal is for a two-storey side extension and first floor rear balcony. There is no policy objection to the principle of the proposal. However, there are various policy criteria to be met. The relevant local plan policies are: 59.BE – provides general design criteria for new buildings within the urban edge 169.LB – provides design criteria for new buildings and alterations to existing buildings in conservation areas Design Officer comments below suggest that the proposal will not preserve or enhance the conservation area and there is a holding objection. <u>Design Officer:</u> Whilst I have no objection to the principle, this proposal brings the building right up to the side boundary of the property against the footpath in what is a suburban position. This will have the effect of giving an urban feel to the footpath as it enters the countryside. Building closer to the boundary also brings the building closer to the only 3 mature trees in the vicinity which are a very significant landscape feature in this vicinity. An arboricultural view would be needed on these trees and the possible effects. Holding objection.
Head of Countryside & Trees	Trees: I can confirm that I have no arboricultural concern regarding the above application. The Scots Pine are raised up on a bank and far enough away not to be affected by any demolition or excavation for the new extension.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 59.BE, 169.LB The South East Plan 2009: BE1, BE6

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DEVELOPMENT PLAN POLICIES

Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

PLANNING POLICY GUIDANCE / STATEMENT

PPS1 - Delivering Sustainable Development
PPS5 - Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the design, siting and scale of the proposed extension and the impact in terms of neighbouring properties and the character and appearance of the surrounding conservation area.

COMMENT ON CONSULTATION RESPONSES

Please see below

COMMENT ON REPRESENTATIONS RECEIVED

None received

PLANNING OBLIGATION/CONSIDERATIONS

Not required

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."*

The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

> *"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area"*.

This application seeks permission for a two-storey side extension, following the demolition of the existing garage. The plans also show the provision of a first floor rear balcony attached to the rear of the new extension and alterations to a first floor rear window within the main house, including the provision of a Juliet balcony.

The property is one of two large detached dwellings positioned on the southern side of Four Acre, adjacent to a public footpath. The two properties are of a differing design to the semi-detached properties further into Four Acre. The existing house has an adjoining single storey garage positioned adjacent to the boundary with the footpath, a rear conservatory and a substantial garden to the rear.

Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) requires proposals to take full and proper account of the context of the site, including the character and appearance of the locality or neighbourhood and to be appropriate in mass, scale, design and siting, amongst other criteria, both in themselves and in relation to adjoining buildings, spaces and views and trees

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

worthy of retention.

Policy 169.LB relates to development within conservation areas and requires proposals to preserve or enhance the character of the conservation area and states, amongst other criteria, that any new building or extension should not detract from the character of the area and that the mass, materials and form of the building should be in scale and harmony with the existing building and the proportion of the parts relate well to each other.

The proposed two-storey extension would be substantially larger in scale than the existing garage - the existing garage measures 3m in width and 6m in depth. By comparison, the proposed extension would measure 5.2m in width at the front of the property and 5.6m in width across the rear, and 7.8m in depth.

It is noted that the Head of Regeneration & Planning Policy has expressed concern regarding the width of the proposed extension and the potential impact on the large trees which lie adjacent to the site, along the footpath. The Council's Tree Officer has visited the site and has confirmed that he has no objection to the proposals in regard to the trees.

The extension would provide a store room, shower room and counseling room at ground floor, as well as a covered walkway to the rear garden. The resulting side elevation of the extension therefore has a number of brick pillars and four large openings along its length – this is an unfortunate design feature but would be largely screened from public views due to the fencing along the boundary and as such, is unlikely to result in any detrimental impact to the conservation area.

At first floor, the extension would provide an additional bedroom with access to the first floor rear balcony. This bedroom would have no link to the first floor of the existing house and would instead be accessed by its own internal staircase – this could effectively provide annex accommodation. A condition is therefore recommended to ensure no subdivision and that the extension is used in conjunction with the dwelling.

The garage extension mirrors the barn hip roof form of the existing property and with a ridge height of 6.3m, although it is a sizeable addition to the property, it would be subservient in scale to the main dwelling.

A dormer window is also proposed in the front elevation of the extension. When originally submitted, this dormer was considered to be excessive in scale and would have dominated the appearance of the extension, being wider than the false garage door in the ground floor elevation and maintaining the same ridge height as the extension roof.

However, amended plans have now been received which have reduced the scale of the dormer to reflect the scale of the existing windows in the front elevation. The dormer now appears to sit more comfortably within the roof area and more sympathetic to the character and appearance of the dwelling and the street scene. As such, the proposals are considered to comply with the guidance contained within Policies 59.BE and 169.LB of the adopted local plan.

The proposed rear dormer is of a larger scale but has the advantage of being more hidden from wider public views. The amended plans have also reduced the scale of the proposed rear balcony. Originally, this would have extended a further 1.8m beyond the rear of the extension and would have wrapped around the side elevation and along the rear elevation of the main house as far as the rear conservatory. This would have resulted in the balcony being within approximately 6.5 to 7m of the boundary with the neighbouring property, Horsepool, at its closest point, which was considered unacceptable due to the significant increase in the opportunity for overlooking to the rear garden areas of Horsepool, to the detriment of the residential amenity of the occupants.

The amended plans have now reduced the scale of the proposed balcony to being to the rear of the first floor extension only and a 1.8m privacy screen has been incorporated to prevent direct

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views across to the rear of the neighbouring property – although I feel the screen could have been larger and projected across the angled section of the balcony, it does now direct views further down the site, away from the rear elevation and garden area nearest to the rear of the neighbouring property.

A condition is recommended to require full details and a sample of the glazing proposed to be submitted and approved prior to work commencing on site, to ensure that it will be adequate for protecting the amenity of the neighbouring property.

As such, the proposed revisions are considered to be acceptable. The addition of the Juliet balcony is considered acceptable as this does not result in the creation of any external useable space.

Overall, in light of the amendments made to the proposals, the revised scheme is considered to comply with the guidance contained within Policies 59.BE and 169.LB of the adopted Local Plan. As such, it is recommended that planning permission be approved.

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.

CONCLUSIONS

Recommend approval, subject to conditions.