HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68082

DESCRIPTION	Two storey rear extension, rear conservatory, addition of first floor side facing windows & velux windows to side & rear roof slopes
ADDRESS	Northwood 97 Lower Northam Road Hedge End Southampton SO30 4FS

SITE VISIT DATE	30/11/2010
ARE PLANS ACCURATE?	Original plans showed some discrepancies between the site layout plan/location and floor plans (footprint). Accurate amended plans received 5/1/11
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Flat.
TREES	None to be affected
BOUNDARY TREATMENT	1.8m fencing along side and rear boundaries, fairly open frontage.
SITE CHARACTERISTICS	Detached two storey property sat forward on the surrounding properties within the street scene. The immediate street scene is varied with no uniformity in character or style
CHARACTER OF LOCALITY	Residential area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection
Head of Environmental Health	No objection in principle

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Comments noted. Suggested conditions are not considered to meet the tests set out in circular 11/95 and are not recommended to be to imposed.				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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 proposed extension is considered to comply with Policy 59.BE for the following reasons:

- The size and design of the extensions is considered to be sympathetic to the existing property and the character of the locality. As there is no real uniformity to the street scene, the proposal will not result in any adverse impact on the character or appearance. A condition can be imposed to ensure matching materials are used.
- There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the position and orientation of the dwelling and the scale, design and siting of the proposed additions.
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in overdevelopment of the site.
- The property has adequate parking on-site.

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

Recommendation is to approve for the reasons stated above.