HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75574

DESCRIPTION	Single storey side extension & porch, conversion of roof to provide habitable accommodation including front & rear dormers and 1no. side facing window. Erection of 1.8m high boundary fencing, provision of landscaping and new dropped kerb to driveway (amended description).
ADDRESS	34 Sengana Close Botley Southampton SO30 2NU

SITE VISIT DATE	06 January 2014
ARE PLANS ACCURATE?	Yes
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 will adjoin the property's western side elevation, will have a pitched roof and will measure 3.3m in width and 6.4m in depth. Permission is also sought for the addition of front and rear box dormers to allow for the provision of first floor accommodation in the form of two bedrooms and a bathroom, an open sided canopy porch to the property's main entrance, 1.8m high close-boarded fencing to the southern boundary of the plot with associated planting, as well as the provision of a dropped kerb to serve a new driveway to the front of the dwelling.
TOPOGRAPHY	The site slopes gently down from north to south and from west to east.
TREES	There will be no trees affected by the proposed development. A portion of the existing boundary planting to the front of the application plot will need to be removed in order to facilitate the provision of the new driveway and associated dropped kerb.
BOUNDARY TREATMENT	The property frontage is surrounded by low-level intermittent hedging with the area to the southern side of the dwelling being relatively open. The boundaries of the property's rear garden are marked by a mixture of timber fencing and brick walls to a height of approximately 1.8m.
SITE CHARACTERISTICS	The application dwelling is a two-bedroom, single-storey, semi-detached, pitched-roof bungalow set on a prominent corner plot within the cul-de-sac Sengana Close. The dwelling has previously had the addition of a small rear conservatory and has a single flat-roof detached garage at the eastern end of the plot. In addition to this garage, off-road parking is currently provided for two vehicles on the hardstanding/driveway to the southern side of the dwelling.
CHARACTER OF LOCALITY	The site falls within an established residential area characterised by a mixture of terraced and semi-detached dwellinghouses as well as semi-detached bungalows, a

THE SITE AND ITS SURROUNDINGS

	number of which have had the addition of dormer windows to their respective roof slopes. These include the adjoining the dwelling to No. 34, No. 33 Sengana Close, with planning permission having been granted for this in June 2012.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
34 Sengana Close		
Z/16127/003	Erection of 51no. houses	PERMIT – 13/04/1977
F/09/66316	Construction of detached garage, following demolition of existing and erection of 1no. dormer window to front and rear of dwelling	REFUSE – 03/02/2010
F/10/67451	Construction of front and rear dormer windows	PERMIT – 13/08/2010
F/14/74231	Construction of front and rear dormer windows and first floor side window and conversion of roofspace to habitable accommodation.	PERMIT – 21/05/2014
33 Sengana Close		
F/12/70687	Addition of dormer windows to front and rear elevations	PERMIT – 13/06/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	*No comments received.*
Head of Transportation and Engineering	*No objection.* *Given the nature of Sengana Close, being a small slow speed cul-de-sac, it is not envisaged that the proposed enclosure of the rear garden to a position adjacent to the footway would have significant impacts. Furthermore, the additional vehicle access is accepted for the same locational reasons.* *A condition should be applied however to ensure associated parking works are completed and kept in place in the future. An informative was also recommended to bring to the attention of the applicant that planning permission does not authorise the undertaking of any works to the highway and that separate approval will need to be sought from the Highway Authority.*

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

Hedge End, West End and Botley Character Area – *HEWEB 77* (Summary Description Only):

"1970s/1980s detached/semi-detached development on cul-de-sacs on the eastern edge of Hedge End, partly within the parish of Botley."

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework (NPPF):

Of particular relevance to this application are *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; and S*ection 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, residential amenity, highway matters, and the impact of the proposals on the street scene and area character.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments made are noted and are responded to where necessary and appropriate in the below assessment of the proposals.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation 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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

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.

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 guidance.

Layout, design and the impact of the proposals upon the character of the area:

The development is considered to be acceptable and in accordance with the requirements of Saved Policy 59.BE of the adopted Local Plan in this regard. It is acknowledged that the proposed dormers are of a fairly significant scale relative to the size of the property's front and rear roof slopes and will have a notable impact upon its visual appearance. However, it is a significant material consideration both that the adjoining dwelling has dormers of a very similar scale and that there is an extant permission for the construction of front and rear dormers of a slightly lesser width and different window layout at the application dwelling (F/14/74231 dated 21/05/2014). As such it is not considered that the application could reasonably be refused on the grounds of the visual impact of the box dormers.

With regards to the side extension, again whilst visible within the street scene owing to the corner location of the application site, it is considered that it is acceptable in scale and design and appears as a relatively subservient addition with it not being excessive in width relative to the host building and being set in a recessed position from its front elevation. It will also match in terms of the form and pitch of its roof as well as its external materials. Whilst the new driveway will result in the loss of some of the planting to the front of the plot, it is not considered that this is unacceptable or that it will be to the detriment of the street scene with frontage parking being an evident feature of this part of Sengana Close.

Finally, whilst the proposed timber fencing will be set closer to the highway than the property's existing

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

boundary wall which marks the current southern perimeter of the property's garden and it is not necessarily a feature present elsewhere within the street scene, taking account of the context of the plot, the fairly limited length of the stretch of fencing and that planting is proposed to be put in place between it and the highway which will soften its visual impact, it is not considered that its visual impact would be such as to be to the significant detriment of the character of the area or to justify the refusal of the application on these grounds. A condition will, however, be imposed to require that this planting is put in place and thereafter retained and maintained for a specified reasonable period thereafter.

Residential amenity:

Owing to the positioning of the application plot in a corner location within the street as well as the siting of the proposed development, it is not considered that it will have any undue impact upon the amenity of the occupiers of neighbouring residential properties. The proposed porch and side extension are set well away from any boundary with neighbouring dwellings and whilst it is acknowledged that the rear dormer will allow for a degree of overlooking of the private amenity space of No. 33 Sengana Close in particular, this is not considered to be an unacceptable situation within a built-up urban area nor is it dissimilar to the existing corresponding arrangement between these two properties. The proposed fencing, driveway works and associated landscaping raise no concerns in respect of residential amenity and the proposed new side facing window is set at a sufficient distance from the first floor windows of the properties to the west of the site such that there is no potential for any undue loss of privacy to occur. The proposals are therefore considered to comply with the requirements of Saved Policy 59.BE (vii.) of the adopted Local Plan in this regard.

Highway matters:

The proposals include the provision of a dropped kerb in the south-western corner of the plot which will provide access to a new driveway to the front/side of the property. Whilst the application dwelling is set on corner plot and the dropped kerb will be situated on a bend, as noted by the Council's Head of Transportation and Engineering owing to the small slow speed nature of the cul-de-sac it is not considered that this will result in an unacceptable impact upon highway safety. It is also of material relevance that as Sengana Close is an unclassified road the dropped kerb does not in itself require planning permission from the LPA and could otherwise be undertaken under Permitted Development.

With regards to the matter of the on-site car parking available, the provision of new boundary fencing to the western side of the plot to allow for the enlargement of the property's private amenity area will impact upon this in that a single space will be lost. This is, however, proposed to be replaced with the provision of a new driveway to the front of the dwelling. As a three-bedroom property, the Council's Residential Parking Standards SPD requires that two car parking spaces are provided. As demonstrated on the submitted drawings these are accommodated by way of the aforementioned new driveway space as well as the existing space to be retained at the rear of the plot. A condition will be imposed upon the planning consent as recommended by the Council's Head of Transportation and Engineering to require that these spaces be provided prior to the occupation of the development permitted and thereafter be retained.

Accordingly, the proposals are considered to comply with the provisions of the aforementioned SPD as well as Saved Policy 59.BE (v.) of the adopted Local Plan which requires development to have a satisfactory means of access and layout for vehicles.

Conclusion:

Overall, for the reasons as outlined above, the application is considered to comply with the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 subject to conditions.