HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68399

DESCRIPTION	Single storey side & rear extension with garage & construction of front porch
ADDRESS	89 Station Road Netley Abbey Southampton SO31 5AH

SITE VISIT DATE	18/03/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. Proposal will follow the demolition of the existing detached garage.
TOPOGRAPHY	Level site
TREES	None to be affected
BOUNDARY TREATMENT	High level hedging (2m approx) along boundary shared with 91 Station Road which lowers slightly in height with the existing detached garage then forming the boundary.
SITE CHARACTERISTICS	Semi-detached irregular shaped property which has a side access and existing detached garage within the rear garden. This garage is to be demolished as part of the proposal. The attached property has an existing garage also.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/62106	Two storey side & single storey rear extensions, following demolition of garage	Approved 2008 (not implemented)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection
Head of Environmental Health	No objection in principle, advise amenity conditions relating to burning and hours of construction

POLICY CONTEXT

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

Hamble 7

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 … Nothing to add				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

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

- The scale and design of the extensions, porch and garage are considered to be sympathetic to the existing property and the character of the locality. The extensions and garage are set well back from the front of the property, behind 2m high gates and will therefore not be over prominent within the street scene. The porch will match that at No87, the attached property.
- 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 of the extensions in relation to the adjacent properties.
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.
- The existing garage currently forms part of the boundary between the site and No91 Station Road. No information has been provided regarding how this boundary will be treated following the removal of the garage but as this demolition could be done without the need for planning permission, it is not considered reasonable to impose a condition requesting details of a new boundary treatment. The new garage does not extend out as far as the boundary line. Under permitted development, however, both properties could erect a fence or wall up to 2m in height without planning approval.

OTHER MATERIAL CONSIDERATIONS

A similar proposal that also incorporated a two storey element was approved in 2008 under application F/08/62106 but not implemented. The current proposal will have less impact on both visual and residential amenity than the previously approved scheme.

CONCLUSION

Recommendation is to permit as stated above.