HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78016

DESCRIPTION	Single storey extensions to side & rear, basement extension to rear of property and addition of chimney to existing single storey extension
ADDRESS	Hurley Heights Dodwell Lane Bursledon Southampton SO31 1AB

SITE VISIT DATE	18/03/2016
ARE PLANS ACCURATE?	It is considered that sufficient information has been submitted to enable the application to be determined.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Basement extension to house one single bedroom, one double bedroom, a bathroom with w/c and a separate wc, as well as a games room. Stairwell leading up to the ground floor of the house where an enlarged kitchen/family room will be located where the sunroom currently is and where an enlarged and reconfigured living space will switch the lounge to the rear of the house where the kitchen and utility room currently is. The utility room will be located near to the new porch. New siting room also added where existing lounge is currently located. Additionally a chimney will be added above the new lounge at the back of the house.
TOPOGRAPHY	Ground level drops down towards the southern and western boundaries.
TREES	Tall mature trees surround the site but none affected by the proposals.
BOUNDARY TREATMENT	There are tall mature trees along all site boundaries and close boarded fencing. There are two gated entrances to the site off the lane leading to the house.
SITE CHARACTERISTICS	Extremely large and well screened plot. Detached two storey property set within a large triangular shaped plot with off road parking to the front of the property as you approach through the electric gates. The house has previously been extended. There are several detached outbuildings within the garden area. The house is in an elevated position overlooking the motorway.
CHARACTER OF LOCALITY	Countryside location off a small lane. There are some other large detached properties nearby.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/75941	Erection of detached triple garage with work room above.	Refuse 30/03/2015

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/75527	Alterations and erection of single storey side, front and rear extensions.	Permit 07/01/2015
F/06/58232	Single storey side extensions (revised design)	Permit 23/11/2006
F/06/57575	Single storey side extensions	Permit 1/9/2006
Z/33395/002/00	First and two storey side and rear extensions and single storey front extension, and new access and driveway onto Dodwell Lane following demolition of existing garage.	Permit 14/03/2003
Z/33395/001/00	First floor front and side extensions and replacement double garage.	Permit 07/03/2000
Z/33395/000	Construction of first floor front and side extension, improve driveway and replacement double garage	Permit 10/10/94

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	N/A

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bursledon Parish Council	Objection: • Over development in the countryside. • Contrary to saved Eastleigh Borough Council policy 9.CO (iv) as it will materially worsen the impact of the dwelling on its immediate surroundings and countryside in general. • Contrary to Eastleigh Borough Council saved policy 3.CO (ii) in that it will diminish the gap physically and visually.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap Outside Built-up area boundary Within Countryside

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 1.CO, 3.CO, 9.CO

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, DM26, S9.

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

N/A, outside Urban Edge.

SPECIAL POLICY AREA

The site is not in a Special Policy Area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework. Of particular relevance to this application are both 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, as well as Section 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. In addition, Paragraph 109 states that *"the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes".*

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the character and appearance of this area of countryside, residential amenity, highway matters and any impact on trees.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
				Comments relating to the objection noted.

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		

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."

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

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved Policy 1.CO aims to protect the countryside within the Borough and states that development will not be permitted outside the urban edge unless for agriculture, forestry, horticulture, outdoor recreation, essential public utilities or if it meets other criteria within the Local Plan.

Saved Policy 3.CO states that planning permission will only be permitted for appropriate development in a local gap, if: (i) it cannot be acceptably located elsewhere; and (ii) it would not diminish the gap, physically or visually.

Saved Policy 9.CO relates to domestic extensions to existing dwellings within designated countryside. This policy states that extensions within countryside will only be permitted if they meet certain Criteria, with the most relevant being that the development must not be likely to facilitate the subdivision of the property into more than one dwelling, the development does not result in the property being disproportionate in size to surrounding properties and the design does not materially worsen the impact of the dwelling on the surrounding countryside.

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.

Principle

The site falls within designated countryside, where there is a general presumption against residential development (Saved Policy 1.CO). Saved Policy 9.CO does, however, allow for the construction of domestic extensions to existing properties which conform to the criteria as specified above. The principle of an extension to the property is therefore considered to be acceptable.

Design, layout and impact of the proposals on the character of the countryside and local gap setting of the site:

The size and design of the extensions are considered to be acceptable and sympathetic to the existing property and the character of the locality and would not detract from the character and appearance of the countryside locality or diminish the local gap. The extensions are not excessive in scale and the dwelling is well screened by the trees and fencing which surround the site.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The site is considered to retain a significantly large sized garden and driveway for multiple vehicles and therefore the proposals are not considered to result in the overdevelopment of the plot.

The proposals will also not facilitate the subdivision of the property into more than one dwelling because they are domestic extensions which link with the existing property as demonstrated on the submitted floor plans.

Impact of the proposal on the residential amenity of current and future occupiers of neighbouring properties and the host property:

There would not be an unacceptable impact to neighbouring properties on either side, or to the residential amenity of their current or future occupiers, by way of a loss of light, outlook, overbearing impact or overlooking. This is due to the proposed development being extremely well screened from nearby neighbouring properties and being a good distance away from them. It is also because the size, design and materials of the proposed development are considered to be sympathetic to the existing property and the character of the locality due to the proposal being of a proportionate size to the existing house, plot and nearby properties and utilising materials which compliment rather than detract from the qualities of the existing house and surrounding houses.

Overall it is considered that the proposed development offers sensibly planed additional space to serve the main house and is a proposal of good design which would not unacceptably impact on the current or future occupiers' residential amenity. The entire proposal including the basement extension is a sensibly planed proposal which makes best use of the existing house and topography of this well screened and distinctive plot. The layout and orientation of the building and plot lends itself to these kinds of extensions - ones which will also help to visually improve the look of the house (especially the front and side elevations.)

Impact of the proposal on 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 as it falls outside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

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 the proposed development be permitted subject to appropriate conditions.