HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75626

DESCRIPTION	Single storey rear extension, two storey front, side & rear extension, including formation of dormer windows on front elevation & windows & roof lights to second floor level.
ADDRESS	41 Satchell Lane Hamble-Le-Rice Southampton SO31 4HF

SITE VISIT DATE	15 January 2015
ARE PLANS ACCURATE?	The submitted site plan does not show the footprint of the development for which permission is sought. In addition no annotation is given on the submitted drawings as to the nature of the existing or proposed accommodation at the property's first floor level. It is, however, considered that sufficient information has been provided to allow for the assessment and determination of the application.
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 proposals are to allow for the provision of additional floorspace at the property's ground, first and second floor levels.
TOPOGRAPHY	The property frontage slopes up from the highway towards the dwellinghouse resulting in the dwelling being set in an elevated position relative to the road. There is also a less marked slope down across the site in a southerly direction in line with the general gradient of this section of Satchell Lane.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	To the front, there is low level fencing to the property's southern side boundary with planting on the opposing side of the plot. The front boundary with Satchell Lane is formed of mixed planting as well as a stone wall which serves as a retaining structure for the elevated ground of the property frontage. The property's rear garden is surrounded by a mixture of brick walls and fencing.
SITE CHARACTERISTICS	No. 41 Satchell Lane is a three-bedroom, semi-detached, bay-fronted dwelling finished in red brick and an off-white render. The property is set on a long but narrow plot and as a result has a sizeable rear garden, with there being a detached outbuilding at its western end. Previous alterations include the addition of a side dormer to the southern roof slope of the dwelling as well as a single storey extension to the rear. Off-road parking is provided by way of a tarmac driveway to the front.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of a row of detached and semi-detached dwellings of a similar period and bay-fronted appearance to the western side of Satchell Lane. The site lies opposite the distinctive 1930s Crowsport Estate which marks the boundary of the Hamble

THE SITE AND ITS SURROUNDINGS

	Conservation Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/09/66025	Construction of detached garage with habitable room	PERMIT – 09/12/2009

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Chinook, 39 Satchell Lane	Objection on the following grounds: • The property would be out of keeping with the surrounding homes. • Over development. • Visual intrusion • Loss of light to living room due to proximity of extension to side windows. • Potential encroachment over their boundary line and damage being caused to their property. • Disturbance from noise and dust associated with the development.
30 Satchell Lane	Objection on the following grounds: • Overdevelopment of the site. • The proposed dormer windows are not in keeping with adjacent properties and would effectively create a three-storey house that would detrimentally affect the Satchell Lane street scene. • The new windows would look into their bedrooms causing a loss of privacy.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	Hamble Parish Council resolved to leave the decision to the officers but would like to draw their attention to the representations at the Council meeting where neighbours were very concerned about over-development in the area and the potential of undischarged covenants that would prevent this development from proceeding. Material planning considerations that need to be taken into consideration include visual intrusion, excessive density and overdevelopment contrary to policy 59.BE (i.) and the potential for the neighbouring property to be overlooked and to suffer subsequent loss of privacy contrary to policy 59.BE (vii.).
Head of Transportation and Engineering	No comments received.

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 Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area:

The site falls within the area *BHH32.* The Council's adopted character appraisal document sets out the following guidance principles for new development in this area:

- Retain the soft verges and supplement with additional planting in order to maintain the 'lane' character.
- Retain and extend the continuity in building line at the southern end of Satchell Lane.
- Ensure that any backland development is subordinate to the existing development and serviced via a separate access road.
- Maintain the predominant deep building setbacks in order to retain/reinforce the existing levels of on-plot planting.

SPECIAL POLICY AREA

The site does not fall within a 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 development on the street scene and area character.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the matter raised by Hamble Parish Council concerning undischarged covenants on the land is				

COMMENT ON CONSULTATION RESPONSES

not a material planning consideration and cannot therefore be taken into account as part of the determination of the application. The other matters raised concerning the design and visual appearance of the development as well as its impact upon neighbouring amenity are considered in the below assessment of the proposals.

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		

Other – with regards to the comments of the occupiers of No. 39 Satchell Lane concerning potential damage to their dwelling during the construction of the extension, any such occurrence would be a civil matter between the respective private land owners. In respect of the matter of encroachment, by way of the completion of Certificate A the agent has confirmed that the applicant is the owner of the land to which the development relates and there is no obvious encroachment evident from the submitted drawings albeit with the absence of an accurate proposed site plan. Planning permission does not, however, override the rights of the private land owner and as such does not authorise any encroachment on, over or above neighbouring land, nor the entering of it for the purposes of undertaking of development works. Had the application been recommended for approval, a note would have added to the decision notice to bring this to the attention of the applicants.

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation requirements 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:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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 planning documents and guidance.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposals consist of a number of elements which seek to provide for additional floor space across the property's three levels. These include a two-storey front and side extension with adjoining new front porch, alterations to the property's roof to provide for additional second floor accommodation which includes the provision of 2no. front dormers, as well as a single and two storey rear extension.

These alterations would result in a dwelling which will appear very different to the present property, notably increasing its footprint as well as it massing and scale and changing its form fairly significantly. It is evident that the functional requirement for additional living space within the dwelling, particularly at its first floor level, has been the overriding factor in the formulation of the scheme put forward. The outcome of this, however, in terms of the resulting design and layout of the building, is a property which is considered to have little by way of inherent architectural integrity and no relationship to the context of its site or to neighbouring development.

The resulting building would be formed of an amalgamation of somewhat jarring roof forms and architectural styles and owing to the siting, massing and scale of the alterations proposed, it would be substantially larger in built form than neighbouring properties, particularly the dwelling which it adjoins. In this regard it would significantly unbalance the pair of semi-detached properties that it forms part of. Due to the scale and positioning of the proposed side extension in such close proximity to the southern boundary of the site, the property would also visually appear as being too wide for its plot and as a result be ill at ease and out-of-keeping with the surrounding development whereby even on what are fairly narrow plots, a sense of spacing has been maintained between neighbouring properties in the street scene.

The alterations to the property's roof and notably the addition of two substantial dormer windows that, it is considered, would visually overdominate the front roof slope of the property, along with the two-storey front/side extension which would project forward of the existing building line, would represent unsubservient features that are neither proportionate nor sympathetic to the host dwelling or present elsewhere within this section of the road. The resulting effect of their provision would be a harmful impact upon the character of the existing property and the introduction of a feature of unwelcome prominence in the street scene, to the detriment of the character and visual amenity of this section of Satchell Lane. The gable ended two-storey extension to the rear would be another incongruous feature with the property's otherwise hipped roofs and serves as a further illustration of an inappropriate architectural approach to seeking to achieve the desired level of accommodation.

For the reasons given, therefore, the proposals are considered to be in conflict with Saved Policy 59.BE (i) of the adopted Local Plan, Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, and section 7 of the NPPF.

<u>Residential amenity:</u>

Whilst the comments made by the occupiers of neighbouring properties in terms of the impact of the development upon residential amenity are noted, it is not considered that any such impact in this regard would so significant as to justify the refusal of the application on these grounds.

The windows at first and second floor levels in the extended property will lie a sufficient distance from No. 30 Satchell Lane opposite the site such that no undue loss of privacy would occur for its occupiers. In addition, whilst the Local Planning Authority have some concerns with regards to the design, siting and scale of the extensions proposed as set out above, it is not considered that their impact upon the amenity of the occupiers of the dwellings immediately either side of the site, Nos. 43 and 39 Satchell Lane respectively, would not be such as to be in conflict with the requirements of Saved Policy 59.BE (vii.) of the Local Plan.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Owing to the limited depth of the two-storey element of the proposed rear addition as well as the presence of a single storey extension at the adjoining dwelling, No. 43 Satchell Lane, the proposals comply with the tests for rear extensions as set out in the Council's adopted Quality Places SPD and as such no undue loss of light will occur to this property nor will the effect upon the outlook from its rear windows be such as to be unacceptable. The rear element of the extension is also set in to a degree from the boundary with No. 39 and positioned due north of this property in terms of its orientation and again, therefore, it is not considered that sunlight or outlook would be adversely affected, nor would the development be overbearing to an unacceptable extent.

The two-storey extension to the southern side of the dwelling would sit directly alongside and in close proximity to No. 39, with its front and rear elevations not notably projecting beyond those of the neighbouring dwelling. Whilst this property does have two windows on its facing elevation, these are small, secondary windows to its living area and do not therefore form the primary source of light to or outlook from this room. Any adverse impact upon them therefore would in this case not be considered to be sufficient as to provide justification for the refusal of the application. In relation to the matter of overlooking, although there is a window in the side elevation of the single storey rear extension which will face towards No. 39, it is at ground floor level, is set in from the shared boundary and would be largely screened by the existing timber fencing that marks it in this position. As such, it is not considered that an unacceptable loss of privacy would occur. Finally, it is accepted that as with any residential extension, a degree of disturbance will occur during its construction. Given the scale of the development and its proximity to neighbouring dwellings, however, had the application been recommended for approval conditions restricting hours of work, on-site burning, as well as requiring measures to control dust generation from the site could have been imposed in the interests of amenity.

Highway matters:

The proposals will serve to increase the number of bedrooms within the property. The Council's adopted Residential Parking Standards SPD requires that dwellings of four or more bedrooms provide three on-plot car parking spaces. Whilst the proposed front extension will encroach to a degree on to the property's driveway, there will remain adequate available parking to meet this standard. As such, the proposals do not conflict with the requirements of Saved Policy 59.BE (v.) which requires the provision of a satisfactory means of access and layout for vehicles.

Conclusion:

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

The application is recommended for refusal.

REF. NO. «AltRef»