HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68170

DESCRIPTION	Two storey rear & single storey front extensions, porch to front elevation & detached double garage
ADDRESS	Newlands Allington Lane West End Southampton SO30 3HQ

SITE VISIT DATE	09/12/2010 & 30/12/2010
ARE PLANS ACCURATE?	Yes
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	Low level fencing/vegetation along eastern boundary to Home View, 1.8m fencing along western boundary with Linden Lea.
SITE CHARACTERISTICS	Detached two storey property sat in large plot within designated countryside. The property is somewhat derelict and has not been occupied for some time. There is a garden to the front with space for parking and a driveway which extends along the side of the property. The property sits between two bungalows.
CHARACTER OF LOCALITY	Cluster of detached properties within designated countryside. Wide variety of styles and scales with no uniformity to street scene. Many properties have been extended.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/39215/000/00	SINGLE AND TWO STOREY REAR EXTENSIONS AND NEW RAISED ROOF	Refused 2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Mr Jurd Home View, Allington Lane	• No objection to principle of property being extended • Raises an objection to the proposal however on grounds of loss of daylight to living area

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Paarish Council	No objection but express concern over overbearing impact to adjacent property

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Designated Countryside

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 1.CO, 9.CO
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

n/a

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 the impact on the surrounding countryside, residential amenity, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Comments noted.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …Comments noted – see assessment 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."

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 that development should avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

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 meets other criteria within the Local Plan.

Policy 9.CO relates to domestic extensions to existing dwellings within designated countryside. This proposal falls within this policy as it seeks to enlarge the accommodation related to domestic use of the site. 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.

The principle of the proposal is considered to being acceptable subject to it complying with the provisions of the above policies.

Impact on countryside

A previous application for single and two storey rear extensions was refused in 2002, with one of the reasons for refusal being overdevelopment. Although this current proposal is larger in scale than that previously refused, many surrounding properties have been extended since this time and it is therefore considered that this is a material change to taken into account. The rear extension is fairly large but the property sits within a very large plot which can easily accommodate the additional development. The proposal will not result in the property becoming disproportionate in scale to other properties within this section of Allington Lane and will not easily facilitate the subdivision into multiple residential units.

Character and appearance

The extensions and garage are all considered to be appropriate in relation to the scale and character of the existing property.

Residential Amenity

The aforementioned previous application was refused in 2002 with one of the reasons for refusal being an unacceptable impact on the adjacent properties. This previous proposal was for two storey and single storey rear extension. The current proposal is larger in scale with the extension all two storey and therefore worsens the impact from the previous proposal. Home View, the property to the east, has a primary side facing window serving their lounge with the property to the west, Linden Lea, having a primary side facing window serving the kitchen. The light impact of the proposed rear extension to both these habitable rooms was assessed in the context of the Council's Supplementary

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Planning Guidance: Residential Amenity in the Borough of Eastleigh with the extension's relationship to both rooms failing the relevant light tests and being deemed unacceptable. The visual impact of the extension is also considered to adversely affect the amenities of the occupiers, with the extension having an overbearing and enclosing impact to these rooms. The extent of the adverse impact of the extension on the amenities of the neighbouring occupiers is considered to warrant a refusal of the application.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other/other material considerations to warrant a decision otherwise than those mentioned above and in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommendation is to refuse the application on grounds of unacceptable adverse impact on the amenities of the occupiers of the adjacent properties.