HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68389

DESCRIPTION	Single storey side & rear extension, construction of front porch & widening of front driveway
ADDRESS	18 Waters Edge Hedge End Southampton SO30 4AE

SITE VISIT DATE	2/2/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension that wraps around the side and rear of the property. The extension has a pitched roof and measures 2.2m to 8.3m(w) by 2.2m to 4.6m(d) by 3.4m(h).
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	1 & 2m high close boarded fence around garden.
SITE CHARACTERISTICS	Two storey detached house set in a medium sized plot. The property has a detached single garage at the side and a rear conservatory. The conservatory will be removed to make way for the proposal.
CHARACTER OF LOCALITY	Residential area, consisting of detached houses many of which have varying single and two storey extensions. This includes a single storey rear extension at no.17 & a two storey side extension at no.19.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	No objection – recommend conditioning hours of work and no burning.
Engineering and Transportation	No objection - No highway impacts will result from the proposals, and as no additional bedrooms are proposed there are no changes to existing parking requirements. Recommend condition TH09 (new access details)

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	No objection

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

Hedge End, West End and Botley Character Area – HEWEB 27

- Maintain the predominant brick wall plot boundaries.
- Maintain a uniformity in building heights within each street.

SPECIAL POLICY AREA

None

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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	

Noted. The recommended conditions are not considered necessary for a scheme of this size and so fail the 6 conditions test set out in circular 11/95.

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

Other …

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 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 development complies with the requirements of Policy 59.BE.

Character and Appearance

- The size and design of the wrap around single storey extension matches that of the existing house and will replace the existing rear conservatory.
- The extension is predominantly hidden behind the existing side garage and so will have no material impact on the Water's Edge street scene.
- 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 proposed front porch is a small addition which blends comfortably in to the property and sitting alongside the many varying extensions in the neighbouring houses.
- The drive although it is being enlarged will retain a good sized front lawn which will break up the hard surfacing and aid drainage.

Residential Amenity

- The extension has no side windows and will actually reduce levels of overlooking by taking away the current side windows in the conservatory and house.
- The extension is a sufficient distance away from neighbouring houses so not to reduce their light or be overbearing. This has taken into account the rear garage window in no.17 (which is not a primary room) and the side extension window in no.17 (that appears to be a secondary window with the main window at the rear of the property).
- Neither the porch nor the increased driveway will have any impact on neighbours residential amenity.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSION

Recommend Permit