HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68404

DESCRIPTION	Single storey side extension, following demolition of existing garage
ADDRESS	7 Quob Lane West End Southampton SO30 3GJ

SITE VISIT DATE	23/02/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed extension would measure 5m (then reducing to 3m) in its width, the two storey element would measure 7.3m in length and 3.85 in highest point reducing to 2.4. The existing garage would be demolished.
TOPOGRAPHY	Fairly level site.
TREES	None to be affected by the development.
BOUNDARY TREATMENT	None to be affected.
SITE CHARACTERISTICS	A mix of close boarded fencing and hedging.
CHARACTER OF LOCALITY	Semi detached property with an existing linked single garage and large rear garden. The site also has a relatively large front parking area that is partially grassed.
	Residential. Largely semi detached and detached property. Within HEWEB Character Area 17: • Maintain predominant orientation of ridgelines in existing development • Retain grass verges • Maintain the predominant plot widths and building line • Maintain a uniformity in building heights within each street

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/67433	Two storey side extension & single storey front extensions, following demolition of existing garage	REF 07/09/2010

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
NONE RECEIVED	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
WND	No objection
BAA	No objection
Head of Housing and Env Health	No objection, amenity protection conditions

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Flood Zones 2 & 3

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance: Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Guidance: Biodiversity

CHARACTER APPRAISAL AREA

As above

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG 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		
Other … The amenity protection conditions are considered to be too onerous to be imposed on a development of this size.				

COMMENT ON REPRESENTATIONS RECEIVED

x	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 size and design of the extension is considered to be sympathetic to the existing property and the character of the locality. The extension would largely replace the existing garage building but would introduce a side access to the property providing a better spacing for the development. The porch element of the extension would project to a relatively small amount and match that approved on the adjoining property. The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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 size, siting and design of the extension. The roof would pitch away from the property and as the building is single storey then no impact is considered to the adjoining property.

There is ample parking to the front of the site for 2 car spaces to serve this 3 bedroom property.

The applicant has confirmed that the proposed development would be constructed to the same floor level as the existing property. On this basis and along with the completed flood risk template, the applicant has provided assurance to the Local Planning Authority that flood risk issues have been adequately addressed.

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

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSION

Recommend approval.

REF. NO. «AltRef»