HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78087

DESCRIPTION	Single storey rear extension
ADDRESS	14 Bursledon Road Hedge End Southampton SO30 0BR

SITE VISIT DATE	30th March 2016
ARE PLANS ACCURATE?	It is considered that sufficiently detailed information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of a pitched roof single storey rear extension to provide for additional ground floor living space in the form of a family dinning room. The extension measures 4.8m in width, 3.9m in depth, and approximately 2.4m to the eaves and 3.5m to its pitch.
TOPOGRAPHY	The site is relatively flat and level.
TREES	There will be no trees affected by the proposed development
BOUNDARY TREATMENT	The boundaries of the property's rear garden area are marked by 1.8m high close-boarded timber fencing.
SITE CHARACTERISTICS	14 Bursledon Road is a substantial detached two-storey dwelling set on a good sized plot and having a fairly large area of private amenity space to the rear. Off-road parking for the property is provided by way of a adjoining tarmac driveway to the side of the dwelling and a detached single garage to the rear of the property.
CHARACTER OF LOCALITY	The site falls within an established residential area which is made up of a mix of detached, and semidetached dwellings of varying orientations and being set on good sized plots. The road slopes slightly to the north.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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'
- Policy DM1.

Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area - *HEWEB 28* (Summary Description Only):
Type D/E. Victorian to present day development to the south west of Hedge End centre off St John's Road and Bursledon Road. Fair condition.

SPECIAL POLICY AREA

The site does not fall within a designated 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.

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, and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other -				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	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."

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, provision to be made for refuse and cycle storage, and development to avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

The size and design of the extension is considered to be sympathetic to the existing property and due to location to the rear of the property is considered as a modest addition.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to its rear location.

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 development is considered to comply with the requirements of Policy 59.BE.

Conclusion:

Overall for the reasons as set out above, the development is considered to comply with the relevant development plan policies, associated supplementary planning documents, 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

It is recommended that planning permission be granted.