HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78431

DESCRIPTION	Single storey front & rear extension with raised decking to rear
ADDRESS	Ramcrest Lowford Hill Bursledon Southampton SO31 8ER

SITE VISIT DATE	1st June 2016
ARE PLANS ACCURATE?	Yes – Amended plan were received on 4th July 2016
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 single storey addition to the front elevation and rear extension with raised decking. The front addition would project 3.3m (d) (with a 800mm open porch) forward of the building line to a 11.9m (w). Its height would be 2.4m and 4m to the pitch of the roof. Its overall depth along the shared boundary to the side at 3m(d). The front and side would allow for a further bedroom making it a 4 bed dwelling. The rear addition would project 6m(d) by 9m(w) stepped in to 5m (w) at 2.5m to the rear projection. This would allow for an open plan Kitchen Dinner with rear Lounge. The rear decking with project 4m by 9.5m to a height no higher than the existing decking.
TOPOGRAPHY	The street scene slopes away to the east
TREES	None
BOUNDARY TREATMENT	The property is bound by mature hedge forward of the building line and abutting the road, running the side boundary with neighbouring Highfield and the rear boundary. Whilst a close boarded fence occupies the shared boundary with neighbouring Rohais.
SITE CHARACTERISTICS	The dwelling represents a modest single storey bungalow set back from the road. The front is accesses via a raised drive leading to parking of 5 cars. The front aspect is well screened from the road. The dwelling is set on a stepped terrace to the rear with raised deck and generous lawn beyond.
CHARACTER OF LOCALITY	The site falls within an established residential area made up of predominantly detached, single and two-storey dwelling houses which are of a mixture of forms and designs. The properties along Lowford Hill are a

THE SITE AND ITS SURROUNDINGS

	continuation of alternate building styles two and single storey set within this plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
none		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	
none	

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'
- Policies DM1.

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

NATIONAL PLANNING POLICY GUIDANCE

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 residential amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	

The Parish comments are noted, the officers consider an amendment to step the extension back inline with that approved for no.6 Maddoxford Lane would allow for an acceptable proposal.

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	See 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."

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,

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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, 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.

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, Street Scene & Area Character: The front extension will provide for an additional bedroom and alter the internal layout to create a 4 bed dwelling. The existing design of the front elevation is intrinsic within the street scene which is replicated by every other dwelling along the Lowford Hill street scene (single bungalows and 2 storey dwellings side by side). The dwelling is set back from the road and is well screened however, officers consider the intrinsic character of the street is important to retain as not to detract from the street scene character.

Taking into consideration the cumulative impact of the design and scale when viewing the dwelling from the front elevation. The forward projection across the plot, together with the proposed roof design and the excessive width of the front, the extension would appear disproportionate to the host dwelling. The extensions would be almost double the size of the original dwelling thus the resultant size of the dwelling house will appear excessively large and wide within the plot, and as such is not considered to be a subservient proposal. Thereby creating a proposal which would detract from the character and appearance of the existing dwelling to its detriment. Whilst a sufficient sized garden will remain, the dwelling house would have limited space remaining on either side and as such the scale of the proposed dwelling would span almost the full width of the plot. Therefore the proposed extension will overly dominate both the dwelling and the plot resulting in an overdevelopment.

Thus, it is considered the scale and design the proposed extension is not sympathetic to the existing property, plot and the character of the locality. Given the excessive size of the extension, it is considered that the proposals will result in an overdevelopment of the plot.

Residential Amenity: There is no significant loss of light to neighbouring occupiers. No windows are positioned on the side elevations to cause concern and the rear garden is well screened not to allow for an addition harm made by overlooking from the decking as proposed. On this basis, it is not considered that there would be an unacceptable impact

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Parking: The Residential Parking Standards SPD requires that dwellings of this size provide three on-site spaces. The resulting property will have provision for three parking spaces. The development thereby meets the required parking standards.

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 refused.

REF. NO. «AltRef»