HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76014

DESCRIPTION	Single storey rear extension
ADDRESS	12 Orchard Avenue, Bishopstoke, Eastleigh, SO50 8HP

SITE VISIT DATE	29/4/2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey rear extension • The extension would project 4 metres in depth, extend 9.2 metres in width and 5.6 metres in height
TOPOGRAPHY	• Generally flat and level
TREES	• NA
BOUNDARY TREATMENT	• Boundary treatment with number 10 is open where the extension is proposed but is separated by a garage • The boundary treatment with number 14 is an approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The application site contains a detached bungalow • At the front elevation there is a front extension which projects further than the rest of the bungalow • At the front elevation these is a large front garden which is gravelled • There is access to the rear from the front

THE SITE AND ITS SURROUNDINGS

	• At the rear there is a single storey detached garage which sits on the boundary with number 10
CHARACTER OF LOCALITY	• The immediate surrounding area contains generous sized detached bungalows

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/76014	Erection of a single storey extension following removal of conservatory - 14 Orchard Avenue	Granted 7/4/15
Z/13105/003/00	Ground and first floor extension at front including new roof	Granted 28/2/1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area BIFOHH

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, policy DM1, (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'

Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Bishopstoke, Fair Oak and Horton Heath (2008)

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area 14

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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

The parish council raised no objection; this has been acknowledged.

COMMENT ON REPRESENTATIONS RECEIVED

None received

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Impact upon the Character and Appearance

The application site is within BIFOHH 14 character area which requires the maintenance of plot width and continuity of building lines.

The proposed single storey rear extension is considered to be an acceptable proposal which would result in an extension which would respect the scale and mass of the host dwelling.

The single storey rear extension owing to its location would not have an impact to the street and would meet the guidance of the Bishopstoke, Fair Oak and Horton Heath SPD.

The single storey rear extension would not result in undue harm to the character and appearance of the host dwelling or the streetscene, the proposal is in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011), Supplementary Planning Guidance: Bishopstoke, Fair Oak and Horton Heath (2008).

Residential Amenity

The Quality Places SPD requires proposals to take into account the relationship between neighbouring properties to ensure a reasonable level of daylight is achieved, and that a high standard of privacy is required when extending at the rear.

The flank elevation of number 10 is sited on the host dwellings driveway and adjoining boundary, there are two high level windows in the side elevation. There is no boundary treatment such as a fence between the neighbours to offer privacy, therefore whilst there is the concern about protecting privacy, there is an argument as the whether this would be undue cause of concern owing to this site circumstance.

The application of the 45 Degree Code has been applied which has demonstrated that there would be no undue harm to these occupiers outlook, further to which a three metre separation distance would be retained.

A window is proposed in the flank elevation which would serve a bathroom, owing to the nature of the room it would serve it is not considered there would be undue harm, though a condition requesting it to be glazed will be attached. A door to serve the kitchen and a small window is also proposed on this elevation, again owing to the nature it is not considered there would be any undue harm.

The occupiers of number 14 have recently been granted planning permission for a single storey rear extension, which has not been implemented, but the projection is similar and owing to this site circumstance it is considered there would be no undue harm to the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

occupiers of number 14, from number 12's extension.

The single storey rear extension would not result in undue harm to amenity of neighbouring occupiers, the proposal is in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011).

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

The single storey rear extension represents a suitably designed householder extension which would not result in undue harm to the character and appearance of the host dwelling or the streetscene, or in undue harm to amenity of neighbouring occupiers, the proposal is in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Bishopstoke, Fair Oak and Horton Heath (2008).