HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76104

DESCRIPTION	Two storey rear extension, following removal of existing conservatory
ADDRESS	27 Ascot Road, Horton Heath, Eastleigh, SO50 7JP

SITE VISIT DATE	19/4/15
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 two rear extension • The two storey rear extension would project 2 metres in depth, extend 5.9 metres in width and 7.4 metres in height
TOPOGRAPHY	• Reasonably flat and level
TREES	• No trees on site
BOUNDARY TREATMENT	• The boundary treatment consists of a varying height of fences from 1.6 metres
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling • At the front elevation there is parking sufficient for three vehicles • There is an existing conservatory which is to be removed • The host dwelling has a public footpath running adjacent •
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar style of dwellings where the area was developed for a large housing estate in the 90's

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
10 Newmarket Close	I am concerned about blocking the light from our garden as we have a very tiny garden that gets very little sunlight and a 2 storey extension would be very likely to make it worse. Also there is a bathroom window that edges the extension so there could be issues of privacy. Unfortunately I am not good with plans and can't find the measurements, but our main concern is that our garden would be very dark and damp.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies 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)

CHARACTER APPRAISAL AREA

NA

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

These will be addressed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

These will be addressed in the report.

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

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

Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), which requires development proposals to take full and proper account of the context of the site including the character and appearance of the locality, and to be appropriate in mass, scale, design and siting.

The layout of Ascot Road is typical of a 90's housing estate where high density housing was typical of the time. The host dwelling is set in an angled plot, where owing to the layout of the estate the plots are not overly generous and there is a slight sense of enclosure. There is a concern as to whether the proposal would result in harm to the host dwelling and the resultant impact and bulk which would be observed from the rear.

The proposed two storey rear extension would replace the conservatory and would project

ASSESSMENT OF PROPOSAL
DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

2 metres in depth and extend the entire width of the host dwelling. Overall it is considered that the projection is subservient and would result in a proportionate addition to the host dwelling, which would respect the scale and mass.

The two storey rear extension would not have an adverse harm to the host dwelling, streetscene, and is in accordance with the 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).

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.

Occupiers of 10 Newmarket Close, have raised concerns that the extension would impact upon the level of sun received to their garden and privacy of their bathroom. The proposed site layout plans illustrates that the edge of the proposed two storey rear extension would be set significantly forward of these neighbours, therefore there would be no undue harm to the privacy, outlook or level of light that these occupiers received. This is further reinforced owing to the orientation of the application site being to the west, in addition the privacy to a bathroom is not considered with the same virtue as to a window which serves a habitable room such as a bedroom, lounge or dining room.

The proposed two storey rear extension would be sited adjacent to number 29. The application of the 45 Degree Code has demonstrated that there would be some impact upon these neighbours. However, the Code should not be simply applied on a mechanical basis, it should be part of a site assessment where potential overshadowing and loss of outlook must be taken into account with regards to the site circumstances.
During a recent site visit it was observed that these occupiers experience a good level of daylight to the rear in the morning. Owing to the orientation of number 29 being to the west, these occupiers would receive sunlight throughout the day, and therefore owing to this site circumstance it is not considered there would be any undue harm to the amenity of these occupiers.

A calculation was undertaken to see if the proposal would meet the requirement of the Quality Places SPD which requires private amenity space of at least 60% to be achieved; the proposal would retain at least 80%, and therefore is in accordance with the SPD.

ASSESSMENT OF PROPOSAL
DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The two storey rear extensions would not result in undue harm to neighbouring occupiers amenity, and is in accordance with the 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 two storey rear extension represents a suitable householder extension which would not have an adverse harm to the host dwelling or streetscene, or result in undue harm to neighbouring occupiers amenity, 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).