HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79057

DESCRIPTION	Single storey rear extension & conversion of existing garage into living accommodation
ADDRESS	8 Pembroke Close Eastleigh SO50 4QY

SITE VISIT DATE	14 September 2016
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks to convert the existing garage into habitable accommodation. The proposal also includes a single storey flat roof extension to the rear of the property that will connect the habitable accommodation of the host dwelling and garage and create an additional 'living space'. The proposed flat roof single storey extension will have a footprint of approximately 5.4m x 3.8m. The extension will have a height of approximately 2.9m increasing to 3.3m at the ridge of the lantern light within the flat roof. The converted garage will provide an additional bedroom with an en-suite bathroom.
TOPOGRAPHY	Ground levels within the vicinity remain relatively flat
TREES	The site is offered protection by tree preservation order 322
BOUNDARY TREATMENT	The rear boundary is formed of a timber fence approximately 1.8 to 2m in height. There are also sizeable shrubs and planting on the boundary.
SITE CHARACTERISTICS	The application site contains a two storey detached dwelling with a flat roof garage on the southern side elevation. The property is brick built with a pitch roof. The property has benefitted from a conservatory style extension on the north elevation. External finishing materials are facing brick, weatherboard cladding and concrete roof tiles.
CHARACTER OF LOCALITY	The application site forms part of an estate style development. As such, the predominate character of the area is residential properties of individual designs, but of similar age style and materials. A number of properties in the vicinity have benefitted from conversion of garages to habitable accommodation

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	None relevant to this application	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
8 Denbigh Close	• The proposal will result in a loss of light to the neighbouring properties • The proposal will be in close proximity to the shared boundary • The problem may increase problems of surface water drainage.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ENG	Whilst the plans still don't fully detail what I would like to have seen, so long as the area hatched blue on the plans is conditioned with E04 and as such hard surfaced, I would not raise an objection. I believe in reality, it would enable one car to park facing the 'former' garage, and two set at 90 degrees to this across the frontage.

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 policies
Saved policy 59.BE Applies

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'

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

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

N/A

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

NATIONAL PLANNING POLICY GUIDANCE

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	
These matters are addressed in the assessment of the proposal.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
These matters are addressed in the assessment of the proposal.					

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

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.

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.

Garage conversions form part of the character of alterations to these estate houses. The works will be undertaken in materials that match those used in the existing dwelling. Furthermore the proposed single storey extension will be located at the rear of the site and will not therefore be readily visible in the streetscene.

The scale and design of the proposal are considered to be in character with the host dwelling and the wider area.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking.

It is considered that there is no conflict with this policy requirement in respect of the development. A neighbour representation has been received esxpressing concerns regarding the loss of light, the extensions proximity o the shared boundary and drainage.

The extension is of single storey and modest in scale. Furthermore the proposal will be located on the south east elevation on the two storey dwelling and north west of the existing garage. Therefore any loss of light to the neighbouring properties can be expected to be from the host dwelling. The proposed extension will be set 1m away from the established boundary and whilst it will be visible from the neighbouring dwelling it is not considered to result in any material harm to the outlook from that property or any overbearing impact due to the existing two storey dwelling behind.

As such the proposal is not considered to result in any material harm to the light, outlook and privacy currently enjoyed by the occupants of the neighbouring dwellings.

Highway matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). There is room available on the site frontage to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements, with this being for a 4+ bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements.

Trees and Landscaping:

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site is offered protection by a tree preservation order. However, the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

Nature conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 application complies with the requirements of policy 59.BE and is therefore recommended for approval.