Appeal against the refusal of planning permission by Eastleigh Borough Council in relation to Planning Application F/16/78431, a single-storey front and rear extension with raised decking to rear.

On behalf of Mr Simon Hare

Prepared by Mr Ben Redsell LLB (Open)

LPA Reference: F/16/78431

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Introduction

This appeal is submitted on behalf of Mr Simon Hare, the appellant, against the decision of Eastleigh Borough Council to refuse planning consent a single-storey front and rear extension with raised decking to the rear.

The application was refused by Eastleigh Borough Council under application reference F/16/78431, and by decision notice dated 15th July 2016, attached at Appendix One.

The decision notice contains the following reasons for refusal:

> *The proposed development, owing to its excessive scale and inappropriate design will result in a structure that is both disproportionate and unsubservient to the host dwelling resulting in an overdevelopment of the plot. The application is therefore contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011, Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, the Councils Supplementary Planning Document 'Quality Places' and the provisions of the National Planning Policy Framework.*

Description of development site and proposals

The application site is located on an established residential area made up of a variety of housing with no set pattern. Detached, single and two-storey dwellings create a mixture of forms and designs along Lowford Hill, and many properties have mature hedges abutting the front boundaries of properties, all along the road. Due to the large mature hedge abutting the road frontage, the application site has limited visual impact on the street scape.

The application pertains to a single storey bungalow, of 1950s design, which the appellant wishes to extend at the front, side and rear in order to create an extra bedroom, increase the amount of storage and provide for a larger, open plan, living area which engages with the garden.

Properties along Lowford Hill are set off at a slight angle to the road, the proposed development will see a front addition projecting 3.3m forward of the building line, but as the houses are set to a slight angle this will not actually project forward of the neighbouring property at Rohais.

Planning History

There appears to be no planning history to this site before this planning application.

Commentary

It appears from the report of the Planning Officer that Eastleigh Borough Council has rejected the application based on the size of the front extension, which was reduced on advice from the planning officer from 6m deep to 3.3m deep (see email attached at Appendix 2).

The local authority have specifically said that they do not have an objection to the rear extension, so the main issue of contention here is the front extension.

A number of the properties in Lowford Hill have front extensions, and because of the angle the properties are built to the road, few of the front extensions extend ahead of the building line; the proposed development would match this pattern, which is exhibited by the side extension approved by the local council at a neighbouring property, Highfield.

The email attached at Appendix 2 is from a council planning officer to our client's architect and recommends that the development would be considered acceptable if the front extension is reduced from 6m to 3m; in the event the application was for an extension of 3.3m.

Principle of development

Eastleigh Borough Council accepts that the application site is located in an area where the basic principle of development is considered to be appropriate.

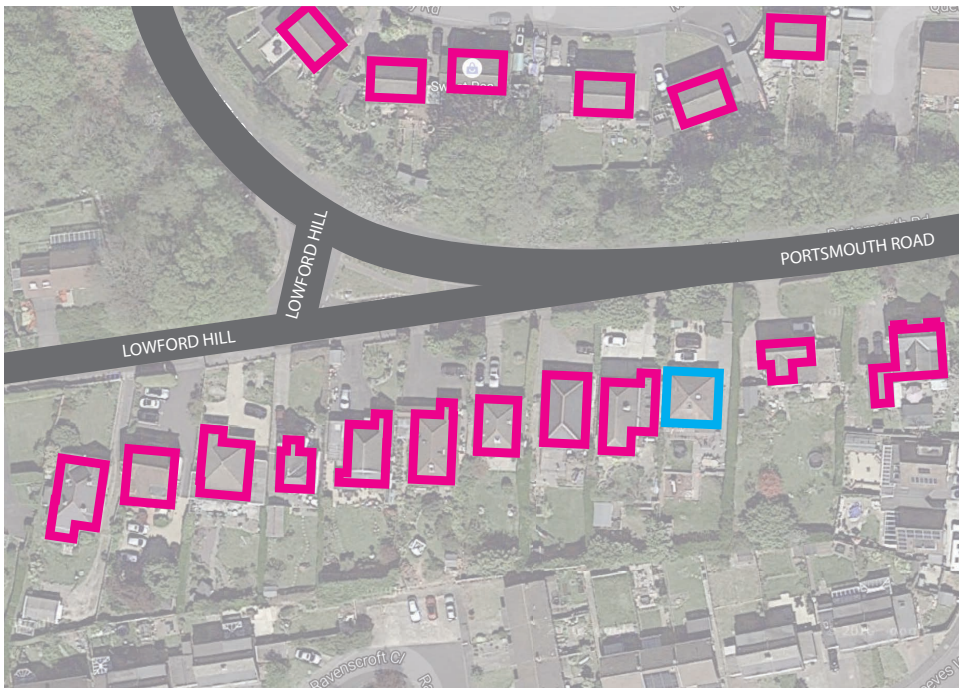
Layout, Design, Street Scene & Area Character

Eastleigh Borough Council identifies that the main issue it has with the application is with the design, street scene and area character. Officers viewed the property from Google Earth, rather than by visiting the property, and concluded that the application would be out of character with the street scene.

As Figure 1 indicates, properties on Lowford Hill are aligned at a slight angle to the road, and a number have front extensions or side extensions that come forward of the original front wall of the property. Ramcrest, the application site, is one of the few properties to be entirely original as things stand. The proposal would not extend in front of the building line because of the alignment of the properties; it must be for this reason that the council advised the appellant's architect that an extension of 3m would be acceptable.

As the council says in the Officer's Report, the dwelling is set back from the road and is well screened, as are many of the neighbouring properties. The council places great weight on the fact that single bungalows and two storey dwellings are side by side along Lowford Hill, but this application would have no effect on this element of the street scene, as it is not proposed to be a two-storey extension but a single storey extension. As can be seen in Figure 1, a number of properties appear to have a partial front extension, so it is not unusual in the street scape.

Lowford Hill,
Ramcrest,
Southampton
SO31 8ER
Location Plan



N

Metres
0 5 10 15 20 25

Figure 1

planning direct

The appellant disputes the Council's claim that the cumulative impact of the design and scale when viewing the dwelling from the front elevation would appear disproportionate to the host dwelling, not least because a number of other properties have been allowed to have substantial extensions to the side and front. Instead the appellant feels that the proposals would fit with the grain of the area, integrating well with its context and creating an attractive and continuous streetscape, knitting in visually and functionally with existing development.

The forward projection is to the side of the plot, and retains a substantial front garden behind a screening hedge. The property is raised above the road, and as a result only visitors who venture up the driveway and behind the hedge will see the proposed development.

Further, the side extension of the neighbouring property Highfield is arguably more visible from the street than the proposed development will be.

While we acknowledge that the extension increases the size of the original dwelling, the majority of the extension is to the rear and would therefore not be seen except on Google Earth, or from the rear gardens of the neighbouring properties – many of whom have their own large rear extensions. Edgewood, a bungalow located to the other side of neighbouring Highfield appears to have been significantly increased in size, including a front extension.

Policy 59.BE provides that applications which are in accordance with policy will be permitted when "they take full and proper account of the context of the site including the character and appearance of the locality or neighbourhood and are appropriate in mass, scale, materials, layout, density, design and siting, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention." The appellant would argue that the proposal takes account of the context of the site, including the character and appearance of the locality or neighbourhood. This is further demonstrated by the email at Appendix 2 where the council's planning officer indicates that an extension of 3m deep would be considered acceptable. In addition, a number of other properties along Lowford Hill have front extensions and side extensions, indicating that the character and appearance of the neighbourhood is continually evolving. The single-storey extension is not inappropriate in mass, since it remains subservient to the main house.

The Quality Places SPD recognises that front gardens are important contributors to the landscape design of the street. The proposal retains a substantial front garden, including off road parking. However, it is widely recognised that the residential amenity of a back garden is more important, especially for a family, as front gardens tend to be less private. The original building is poorly located within the site, providing for a substantial front garden which is unnecessarily large. The proposed extensions therefore improve the layout of the application site and the relationship between the house and garden.

The Quality Places SPD recognises that the design and appearance of fronts of houses are important aspects in defining the character of residential areas. Generally, only modest front extensions will be allowed; those which are in keeping with the character of the existing house. Presumably this is why planning officers advised the appellant's architect that a front extension of 3m would be acceptable (Appendix 2).

Residential Amenity

Eastleigh Borough Council accept that the proposal would not have an unacceptable impact on neighbouring amenity and is therefore acceptable.

Parking

The development meets the required parking standards.

Conclusion

Eastleigh Borough Council claim that the proposed extension does not meet the criteria of Policy 59.BE in that the proposed development will be overdevelopment. However, we have shown that the proposal is acceptable under the Quality Places SPD and under 59.BE. Further we have shown that Eastleigh Borough Council felt that a 3m extension would be acceptable, and the plans were amended to reflect that advice. For these two reasons the Planning Inspector should approve this application and allow this appeal.

Appendix One

Decision Notice

Development Management
Application No F/16/78431
Your ref
Please ask for Stuart Corbey
Direct dial 023 8068 8153
Hours of work Mon - Wed
e-mail stuart.corbey@eastleigh.gov.uk

Mr L Rosenthal
Rosenthal Design Services Ltd
2nd Floor
3700 Parkway
Whiteley
PO15 7AL

15 July 2016

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No. F/16/78431

In pursuance of their powers under the above Act and in accordance with your application received on 24 May 2016, with subsequent amendments dated

05/07/16

the Council, as Local Planning Authority hereby REFUSE PLANNING PERMISSION for the following :

Description: Single storey front & rear extension with raised decking to rear
Site: Ramcrest, Lowford Hill, Bursledon, Southampton, SO31 8ER

For the following reasons:
(1) The proposed development, owing to its excessive scale and inappropriate design will result in a structure that is both disproportionate and unsubservient to the host dwelling resulting in an overdevelopment of the plot. The application is therefore contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011, Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, the Councils Supplementary Planning Document 'Quality Places' and the provisions of the National Planning Policy Framework.

Note to Applicant: The application was refused following the assessment of the following plans: [01, 02, 02A, 03, 04, 05, 06, 06A, 07, 08, 09, 09A].

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of

development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

L O'Driscoll

Louise O'Driscoll
Head of Development Management

N.B. See Enclosed Notes (REF)

Appendix Two

Email from Stuart Corbey to Appellant's Architect

From: **Simon Hare** sfh1983@icloud.com
Subject: Fwd: F/16/78431 - Ramcreast, Lowford Hill
Date: 5 August 2016 at 16:34
To: Ben Redsell ben@planningdirect.co.uk

SH

Hi Ben,

Please see email below in which the planner states they will support a front extension of 3m (reduced from the original 6m submitted)

If you require any info from the architects their email is also below

Many thanks

Simon

> Begin forwarded message:
>
> **From:** Info Account <info@rosenthalarchitectural.co.uk>
> **Subject:** **Fwd: F/16/78431 - Ramcreast, Lowford Hill**
> **Date:** 5 August 2016 at 16:26:36 BST
> **To:** Simon Hare <sfh1983@icloud.com>
>
> Hi Simon
>
> E-Mails from Corby
> Les
>
> Kind Regards
> Lee & Les Rosenthal
> Rosenthal Architectural services
> +44 (0)7713 483394 or +44 (0)7889 028734
> landline +44(0)1489 232040
> info@rosenthalarchitectural.co.uk
> www.rosenthalarchitectural.co.uk
>
> ---------- Forwarded message ----------
> From: **Info Account** <info@rosenthalarchitectural.co.uk>
> Date: Tue, Jul 5, 2016 at 2:24 PM
> Subject: Re: F/16/78431 - Ramcreast, Lowford Hill
> To: "Corbey, Stuart" <Stuart.Corbey@eastleigh.gov.uk>
>
> Hi Stuart,
>
> Please find attached the amended plans for Ramcreast, Lowford Hill, please can you let me know if you are happy with this new font design.
>
> Kind Regards
> Lee & Les Rosenthal
> Rosenthal Architectural services
> +44 (0)7713 483394 or +44 (0)7889 028734
> landline +44(0)1489 232040
> info@rosenthalarchitectural.co.uk
> www.rosenthalarchitectural.co.uk
>
> On Tue, Jun 7, 2016 at 2:44 PM, Corbey, Stuart <Stuart.Corbey@eastleigh.gov.uk> wrote:
>
> > Les,
> >
> > Further to my answer phone message and having considered the proposal with my Team Leader Steven Nangreave we have made the following review of the above application.
> >
> > We support the rear element, however the front projection would go against the pattern of development within the locality. The street scene is one of two storey and single storey bungalow properties with a definite step in the rhythm when viewing the site from an aerial view. For these reasons we consider a projection at ground floor could be acceptable, however, the depth would need to respect the step in the street and therefore an amendment allowing for 3m rather than 6m would be more acceptable.

We look forward to your comments. A revised plan and elevations to reflect this amendment would allow us to further consider the proposal within the 8 weeks application schedule.

Kind regards

Stuart Corbey

Planning Officer

Development Management

Ext: 8153



Stuart Corbey

Planning Officer

Development Management

Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

023 8068



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Eastleigh Borough Council



Mr&MrsHare290616(Rev C).pdf