HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76050

DESCRIPTION	Two storey side extension & single storey rear extension (amended scheme)
ADDRESS	1 Barnsland Cottages Swaythling Road West End Southampton SO18 3HT

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two storey side extension has a chimney and measures 5.3m(w) by 4.9m(d) by 6.4m(h). Single storey rear extension measures 8.5m(w) by 3m(d) by 3.2m(h). Both extensions have a pitched roof.
TOPOGRAPHY	Land rises sharply from road to rear garden
TREES	There are a number of trees on site, which are covered within the submitted arboricultural report. The only protected trees are a 1no. Oak & 1no. Sycamore (TPO 92), which are a reasonable distance from the extensions.
BOUNDARY TREATMENT	There is vegetation and planting along site boundaries.
SITE CHARACTERISTICS	Two storey house set in a good size plot. The property has previously been extended at the rear and this will be replaced by the proposal. The property is listed as Mid C19 pair of cottages with a Tudor flavour. Two storeys. Two windows. Hipped roof. Walling in red brickwork, with blue headers in Flemish bond. Stone dressings; hoodmoulds, cusped coupled lights with mullions, quoins, cills. Casements have diamond and lozenge 'leaded' lights. Side elevation contains plain arched door and upper window. Rear outshots in rendered walling.
CHARACTER OF LOCALITY	Mixed residential area

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/15/76051	Listed building consent - Two storey side extension & single storey rear extension (amended scheme)	Valid
F/13/73531	Two storey side & single storey rear extension and external alterations	Permit - Dec 2013
L/13/73522	Listed building consent - Two storey side & single storey rear extension and external alterations	Granted - Dec 2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection - subject to the plans being the same as those submitted with application L/15/76051 and subject to it being in sympathy and character with the original building.
Tree Team	No response. Previous Comments (F/13/73531) - No objection I can concur with the contents of the arboricultural report submitted by Jonathan Fulcher of Alderwood Consulting Limited. Recommend the following conditions: - Accord with recommendations of arboricultural report and tree protection plan. - Pre-commencement site meeting to inspect tree protection fencing. - The tree protection shall be retained until the development is completed and nothing shall be placed within the fencing, nor shall any ground levels be altered or excavations. - On completion of extension an arboricultural supervision statement must be submitted and approved.
Planning Policy & Design	Comments on amended plans received 31/3/15 Yes, this meets my reservations completely from a planning perspective. I would however recommend from a practical point of view that the flat roof be sloped toward the rear (shorter run for the slope) and have two roof outlets. This is a safety measure so that if one gets blocked there is another means of escape for the water prior to overflowing into the property. There are a lot of trees in the vicinity and hence lots of leaves that are likely to end up on the roof. Comments on original plans – Holding Objection Generally I have no major problem with this application, there are two things that do need slight modification however. These are :- 1. The side (north) wall for the rear 3m of the lounge needs to be set in by at least half a brick to emphasize the two storey element and render the single storey part as subservient to it. 2. The elevations of the single storey rear outshoot appear to show the roof as all slate with hip and ridge tiles around the periphery of the slopes. The section shows the flat roof element overlapping the slated slope. This is not acceptable. The slating needs to be taken up another course or two, capped by ridge tiles so there is no evidence of the flat roof from ground level. A couple of 'porthole' outlets can be built in to the rear for water to flow down the slope to the gutter.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Listed Building Grade II

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE & 174.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 & DM10 (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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not within Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

None

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

None received		See below		
Comments are noted and will be discussed in the assessment section.				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other ...					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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

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.

Proposal

The application is a resubmission of a now expired planning permission for a two storey side and single storey rear extension. The only different between the two schemes is that the single storey rear extension now stretches the width of the property. This is compared to the original application where the extension was roughly half the width of the property and positioned along the boundary with 2 Barnsland Cottages.

Amended plans have been received stepping in the rear extension and adjusting its slate roof and as such no objection has been raised by the listed building officer. Overall, the proposal is considered to be a sympathetic addition to the listed building and due to its size and position is not considered to harm the character of the locality or neighbours residential amenity. Tree conditions will be applied in line with the Tree Officers original comments. The development complies with the requirements of Policy 59.BE & 174.LB.

PREVIOUS ASSESSMENT FOR F/13/73531

Impact on Listed Building

The property is one half of a pair of mid 19 century semi detached cottages with a Tudor flavour. The cottages are much earlier than the surrounding development and are Grade II listed. The design of the two storey extension complements the style of the listed building and its size is appropriate for the property. The single storey rear extension will replace an earlier extension, which is of poor quality and detracts from the appearance of the listed building.

The extension is positioned well back and at right angles to the property, making an attractive addition to the building without dominating it or upsetting the balance of the semi detached cottages. Extra care has been taken with the detailing of the extension and its materials in order to result in a high quality and attractive addition to the listed building. The proposal is supported by the Council's Architectural Design and Conservation Officer.

Other Issues

- The property is mostly hidden behind established trees and shrubs sited along its boundaries. As such the extension will have little impact on the character and appearance of the wider

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

area.

- The position of the extension and high level of boundary screening means there will not be an unacceptable impact on neighbouring dwellings (by way of a loss of light, outlook, overbearing impact or overlooking).
- The site is considered to retain a good sized garden therefore the proposals will not result in the overdevelopment of the plot.
- The arboricultural report and tree protection plan has been accepted by the Council's Tree Officer. Conditions will be used to ensure that the work complies with these reports and the Tree Officer's recommendations are followed. As such it is considered that the extension can be constructed without harming the important trees.

The development complies with the requirements of Policy 59.BE & 174.LB.

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