HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72716

DESCRIPTION	Two storey side & rear extension
ADDRESS	47 Sydney Avenue Hamble-Le-Rice Southampton SO31 4JQ

SITE VISIT DATE	12/7/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a two storey side extension that will project out from the existing side elevation by 1.7m and from the rear by 3.6m. The roof of the extension will be fully hipped with its ridge 1.2m below that of the main house and eaves matching that of the main house. The extension will be stepped back from the front elevation by 3.3m. The application will also remove most of the existing conservatory to the rear and alter the roof of that remaining from a glazed to a tiled roof. The form and pitch of that roof will remain as existing. The extension will allow the formation of an annexe at ground floor for a dependant relative where a lounge, bedroom and bathroom are proposed. The annexe will be accessed internally via the kitchen and will have patio doors from the lounge onto the rear garden. The property will change from a three to a four bedroom property. The extension will leave room for the parking of one car on site.
TOPOGRAPHY	The site is generally level
TREES	There are no trees on the site. A fir tree is located within the grounds of no. 49 Sydney Avenue
BOUNDARY TREATMENT	1.3m post and rail timber fence along side boundary to no. 49 Sydney Avenue. 2m cbf along side boundary to no. 45 Sydney Avenue and rear boundary.
SITE CHARACTERISTICS	The site comprises a semi detached two storey property with a reasonable sized rear garden.
CHARACTER OF LOCALITY	The area is residential in character. The property is located in a crescent off Sydney Avenue. All the properties along the crescent within Sydney Avenue are two storey semi detached properties with the same built form and spacing between each pair of houses. There is therefore a good deal of symmetry and uniformity within the road at this point. The green around which the crescent is based is flat and has one mature tree on it which sits essentially in front of the property in question. The main part of Sydney Avenue, excluding the crescent element comprises a mixture of built form, that being detached, semi detached and terraced two storey residential

THE SITE AND ITS SURROUNDINGS

	properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
59 Sydney Avenue		
Z/38279/000/00	CERTIFICATE OF LAWFULNESS FOR EXISTING USE OF PROPERTY AS TWO SELF CONTAINED ONE BEDROOMED FLATS	Permit 09/01/2002
F/08/62754	Single storey rear extension to ground floor bedsit to create 1no. 2 bed flat	Permit 29/8/2008
45 Sydney Avenue Hamble		
Z/19870/000/00	Ground floor rear extension	Permit 17/10/1979
F/04/50401	Construction of rear conservatory	Permit 26/04/2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	It was resolved to leave the decision to the officer.
ENG	A three bedroom property requires provision of two parking spaces on site. If the existing porch is removed as shown on the submitted plans and a parking space formed, there would be no objections in highway terms.

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) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards
Annexe for Dependant Relatives SPD (2005)

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area 37 : Strength of character – strong based on setting provided by the large open space on Sydney Avenue and the uniformity in building form and materials used throughout.

SPECIAL POLICY AREA

n/a

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		

No comment

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

No comment

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 and policy DM1 of the Eastleigh Borough Council Local Plan Pre Submission (2011 - 2029) 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.

The proposed extension is intended to be used on the ground floor as an annexe to accommodate the applicant whilst allowing her family to move in and occupy the remainder of the house and as such the Annexe for Dependant Relatives SPD (2005) is relevant in the consideration of this application. The guidance requires that extensions for this purpose should be subordinate to the principal dwelling, be linked to the principal dwelling and capable of being used as an integral part of the main dwelling at a later date, have a shared principal access, be in the same ownership as the principal dwelling, comply with the Council's normal design standards for extensions and provide adequate amenity space and parking provision. Looking at these points in turn, the extension would be subservient to the principal dwelling, an internal door from the kitchen of the main house links into the lounge of the proposed annexe. Should the annexe no longer be required, the accommodation could be used as an integral part of the principal house at a later date. The proposal shows a shared access and the annexe and the house will be in the same ownership. Issues of design are discussed below. The garden associated with the dwelling is a reasonable size and as such there will be sufficient amenity space available. It is clear from the site visit that the applicant is in need of care and would be dependant upon her family in this respect.

The extension is two storey however it only projects from the side elevation by 1.7m and is set back from the front elevation by 3.3m. Furthermore the ridge height of the extension is set 1.2m below that of the main roof and all these factors assist in reducing the impact and dominance of the extension as viewed from the road. The road at this point is fairly uniform in terms of spacing between buildings and in terms of design/form and this is noted in the character appraisal of the area. The proposed extension is not however considered to compromise this character noting its set back from the road which allows that standard spacing between properties to remain to the front and allows the impression of a standard width semi detached property to remain. It is also noted that a large tree within the green screens much of the property from certain angles from the road. This however is not a determining factor in assessing the proposal. In light of the above points, the proposed extension is considered in acceptable in the street scene and not harmful to the identified character of the area.

In terms of residential amenity, the extension is located closest to no. 49 Sydney Avenue and would project 1m beyond the rear building line of that pair of semi detached or 3.6m if using the corner point of no. 49. The extension would at most be located 1.5m from the mutual side boundary. Noting the orientation of no. 49 which looks away from the garden of the application site, the proposed extension is not considered to have a harmful impact upon the residential amenities of that property. Amended plans have been submitted to reposition two side windows to the front elevation of the extension. The two remaining windows on the side elevation are shown to be obscure glazed and relate to bathrooms. This will ensure that that there are no harmful level so of overlooking, either perceived or actual onto no. 49 Sydney Avenue.

The application does propose rear elevation ground and first floor windows however these would look directly onto the garden of the application site. The depth of the garden is sufficient to ensure there would be no harmful overlooking onto nos. 35 and 37 Verdon Avenue.

No. 45 Sydney Avenue is the other half of the semi detached property and the proposed two

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

storey extension would be located approximately 2.5m away from the mutual side boundary to that property. A 45º line taken from the closest first floor rear elevation window of no. 45 would not cut across the proposed two storey extension and as such it is considered that the proposed extension will not unacceptably affect the level of light onto that room or the outlook from that property.

In terms of overshadowing, noting the distances of neighbouring properties although there may be additional shadows cast at different times of the day these are not considered to be to an extent that would harm neighbouring amenity.

Highway Safety

A three bedroom property requires provision of two parking spaces on site. The house currently has two parking spaces however the proposed extension would remove one of these spaces. Sydney Avenue has a history of parking issues (hence the wooden rails preventing cars parking on the green) and as such meeting the parking standards of two parking spaces is essential here. The submitted plans show the existing porch removed which would allow the formation of an additional parking space making a total of two on site spaces which would meet the parking standards. A condition is attached to require the removal of the porch prior to the occupation of the annexe. The application would therefore be acceptable on this basis.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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 recommendation is to permit.