REF. NO. F/17/80451

PLANNING APPLICATION REPORT

DESCRIPTION	Full application – one and a half storey side and rear extension
ADDRESS	3 Yew Tree Close, Hedge End

SITE VISIT DATE -	Yes - 19-06-2017
ARE PLANS ACCURATE?	Yes – the plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Ground floor extension with accommodation within the roof space to the south-east of the existing bungalow. Proposal will change from a three bedroom property to a four bedroom dwelling. Ground coverage on this wide plot would approximately double that on the site.
TOPOGRAPHY	Rear and side private garden generally level and flat
TREES	None of note to be effected by the proposal
BOUNDARY TREATMENT	A mix of 2m close board timber fencing and brick plinth walls with timber panels between piers
SITE CHARACTERISTICS	Unusually shaped plot of land with narrow road frontage from cul-de-sac and wider rear garden area.
CHARACTER OF LOCALITY	residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	none identified on database	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

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 59.BE
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1, DM25, DM29 (the Submitted Local Plan) comprising:

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

- 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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area - HEWEB 27

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 and character of area.

COMMENT ON CONSULTATION RESPONSES

None required

COMMENT ON REPRESENTATIONS RECEIVED

None required

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."

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.

The proposal is considered to comply with relevant policy 59.BE in that the size and design of the extension is sympathetic to and set back from the existing dwelling so it will have a minimal presence on the cul-de-sac. The positioning is closer to the side elevation (no overlooking windows) to the house to the rear / south of the site but has an acceptable separation from the common boundary. The proposal, whilst covering the rear of the site projecting to the side of the adjacent garage block, it still leaves a suitable sized private garden for the occupiers of the property.

The proposal is considered to comply with the relevant Character Area Appraisal which seeks to maintain a uniformity in building heights within each street and the predominant brick wall plot boundaries.

28-06-17

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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.

CONCLUSIONS

Recommend Permit