HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80418

DESCRIPTION	**Two storey side extension. Retrospective application to convert existing garage into habitable accommodation**
ADDRESS	8 BRUNEL CLOSE, HEDGE END, SOUTHAMPTON, SO30 2TA

SITE VISIT DATE	7 June 2017
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 erect a two storey side extension. The extension is proposed to extend above the existing garage on the north west elevation. This seeks to provide an additional bedroom. Behind the garage the proposal includes works at ground floor to provide a family room. Above this at first floor the extension allows a change in the orientation of an existing bedroom to provide access to the additional bedroom. The proposal also seeks retrospective consent for the conversion of an existing garage to habitable accommodation.
TOPOGRAPHY	Levels in the area are relatively flat
TREES	The site does not contain any trees offered protection by a tree preservation order. There is a bank of trees to the rear boundary but none will be affected by the proposals.
BOUNDARY TREATMENT	The site frontage is relatively open with some shrub planting. At the rear of the site the rear boundary is formed of timber fence and shrubs/trees adjacent to the footpath
SITE CHARACTERISTICS	Medium to large modern two storey detached house on an estate of similar properties. Access is via a driveway shared by two other houses.
CHARACTER OF LOCALITY	This part of Hedge End is almost entirely residential in nature made up of modern cul-de-sac type estates.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/07/60172	Two storey and first floor side extension and front dormer window	Permit 2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No Letters of Representation have been received from the public	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No Comments received

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 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

Hedge End, West End and Botley Character Area 64

1980s to present day terraced/detached development on loops/multi-headed cul-de-sacs on the northern edge of Wildern.

SPECIAL POLICY AREA

The site is not located within a special policy area

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

NATIONAL PLANNING POLICY GUIDANCE

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 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	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		

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.

Form, Scale & Design

The proposed form, scale and design of the extension follows that of the main dwelling. It will 'fill-in' a currently unused area behind the garage and extend the existing roof of the garage to follow that of the main roof. This will include a dormer window to the front which will copy an existing single dormer window and copy the current timber panelling at first floor level. There proposed extension will complement the existing dwelling and is considered to be appropriate. The proposed side extension is not considered to have any adverse or detrimental impact on the street scene or general character of the area. Many other properties in the area have been extended and that proposed will blend in well.

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 and no neighbour representations have been received.

Due to the position of the proposed extension and the orientation of neighbouring properties to the application property, there is not considered to be any adverse impact on the residential amenity of neighbouring properties in terms of loss of privacy, light or outlook. The proposals are therefore considered to be acceptable in this respect.

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 Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).

There is room available on the site to accommodate 3 vehicles which is the maximum

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

The development complies with the requirements of Policy 59.BE.

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

For the reasons given above, the application is recommended for approval.