**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80469**

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|---|---|
| DESCRIPTION | Two storey side extension |
| ADDRESS | 26 Cirrus Gardens, Hamble-Le-Rice, Southampton, SO31 4RH |

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|---|---|
| SITE VISIT DATE | 9th June 2017 |
| ARE PLANS ACCURATE? | It is considered that sufficient information has been provided to allow for the assessment of the development proposed.<br><br>Amended plans received: 26th June 2017 |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | As above. For exact proposed dimensions, see drawing nos. Site Location/Block Plans, 078.2.d plus Section 9 (materials) of the planning application form. |
| TOPOGRAPHY | Level site. |
| TREES | The proposal will have no impact on trees. |
| BOUNDARY TREATMENT | No change to boundary treatment |
| SITE CHARACTERISTICS | Detached two-storey dwelling with a rear conservatory. Small area of landscaping to the front of the property plus large hard standing for off-street parking. |
| CHARACTER OF LOCALITY | Residential estate of detached houses built in 1990's. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None | |
| | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Hamble Parish Council | Content for the decision to be made by the Planning Officer via delegated powers. |
| Planning Policy & Design | See memo dated 13th June 2017. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Established Residential Area<br>Within HRA Screening Area, river buffer 400m, SAC, SPA, Ramsar 7000m<br>Within Site of Archaeological Interest |

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

**Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE and 104.T**

**Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 and DM24** (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**

Bursledon, Hamble-le-Rice and Hound Character Area 63

**SPECIAL POLICY AREA**

Not 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 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**

| | | | | |
|---|---|---|---|---|
| See above | X | See below | | |
| Other … | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | | |
|---|---|---|---|---|---|
| X | None received | | See below | | |
| Other … | | | | | |

**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."

**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.

Policy 104.T of the Local Plan requires development to provide adequate off-highway parking up to the maximum standard set out in respect of the accessibility to that development.

The application is considered to comply with the relevant development plan policies and associated supplementary planning guidance for the following reasons:

- The size and design of the two storey side extension is considered to be sympathetic to the existing property. The proposal respects the residential character of the locality.
- The proposed extension is considered to be of a modest size. The proposal is not considered to be unacceptable to neighbouring dwellings in terms of loss of light, outlook, overbearing impact or overlooking.
- The proposal is considered to retain a decent sized garden and therefore the proposal is not considered to result in the overdevelopment of the plot.
- No extra bedrooms are proposed. Therefore, the existing off-street car parking remains acceptable. No impact on the highway network.
- No impact on the adjoining Conservation area or the proposed Hamble Library and new residential development that form part of the new works. Also, the proposed setback between the neighbouring properties is considered to be acceptable.
- The proposed side elevation of the new extension will not have any openings and the units proposed above the library will have high level windows. Therefore, there will be no interlooking or overlooking issues between the neighbouring properties.
- Archaeological – Historic Rural Settlement. Due to the small scale of the proposed development means that ground works associated with construction would be very unlikely to expose any interpretable archaeological features. No archaeological issues in this instance are likely.
- The proposed extensions are not considered to result in a likely significant impact on a

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development even though it falls inside the designated zone of impact.

- For these reasons the proposal is considered to be in keeping with the existing property, will preserve the character and appearance of the Cirrus Garden streetscene, and will not materially harm the amenity of the neighbouring residents. The development complies with the requirements of Policies 59.BE and 104.T.

**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**

Recommended for approval subject to conditions.