HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/17/80296

DESCRIPTION	**Single storey side and rear extension and external alterations following partial demolition of existing outbuildings**
ADDRESS	Ewers, Lands End Road, Bursledon, Southampton SO31 8DN

SITE VISIT	Yes
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 proposal is for a single storey extension wrapping around the side and rear of the property. The proposal repladces an existing outbuilding and encompasses: • A single storey side extension that sits behind the existing study. The extension has a pitched roof and measures 7m(w) by 5.2m(d) by 4.4m(h). • A single storey rear extension that sits behind the existing kitchen. The extension has a flat roof and measures 2.8m(w) by 1.8m(d) by 2.4m(h). • The proposal also includes enlarging the side window in the existing study.
TOPOGRAPHY	The house has been cut into the large bank which leads steeply upwards to Lands End Road.
TREES	There is a number of medium size trees located on the bank. However, these trees appear to be a reasonable distance away from the work.
BOUNDARY TREATMENT	The steep back forms the rear boundary and there are a number of bushes and shrubs around the house.
SITE CHARACTERISTICS	The detached house is step in a reasonable sixed plot overlooking the River Hamble. The building is grade II listed as *"Late C18. Two storeys and attic. Three windows. Red tile roof; 2 recent but good dormers. Walling in blue headers with red flush dressings; quoins; cambered openings to ground floor; side walls in Flemish Garden Wall bond with blue headers. Sashes in exposed frames. Good moulded canopy on brackets to doorway, with architrave and panelled door."*
CHARACTER OF LOCALITY	The house is located in a small row of buildings, mostly residential, overlooking the River Hamble. The site is within the Old Bursledon Conservation and Special Policy Areas.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/17/80297	Listed building consent: Single storey side and rear extension and external alterations following partial	Being determined

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	demolition of existing outbuildings	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Clerk Bursledon PC	No objection
Conservation and Listed Building Officer	No objection This application is as outlined in my initial pre-application visit utilising existing materials and forms to compliment the main building without really affecting the appearance from the river which in this instance is the most important view. While an existing outhouse is to be partly demolished which is an independent block across the rear yard with a different roof pitch and chimney, in the overall scheme of things this is not the end of the world. It would be nice however if the floor finish of the kitchen included a contrasting band to indicate the existing outline of the outhouse as part of the history of the house's development.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Outside Built-up Area Boundary - Countryside Within Designated Conservation Area - Old Bursledon Within Old Bursledon Special Policy Area Grade II Listed Building Within Flood Zone 2 Within River Corridor Within HRA Screening Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 9.CO, 39.ES, 44.ES, 169.LB, 174.LB, 179.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1, DM4, DM10, DM26 & BU7, (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 Documents:

- Quality Places
- Old Bursledon Conservation Area Appraisal and Management Proposals

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	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

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 9.CO of the local plan allows extensions to existing dwellings in the countryside when they are not subject to an agricultural occupancy condition and is not likely to facilitate the subdivision of the property into more than one dwelling. The extension must not result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot; and the design of the extension must not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general.

Policy 39.ES looks to refuse development within river corridors that would adversely affect its scenic, ecological, historical or archaeological interest or would jeopardise safety and ease of navigation or has a detrimental impact on the regime of a watercourse (applicable criteria).

Policy 44.ES covers extensions, replacement dwellings and changes of use within areas at risk of flooding stating these proposals will be refused if they increase the number of people at risk or flooding or would result in an unacceptable loss of flood plain storage

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 169.LB - permits extensions to buildings in Conservation Areas provided the proposal preserves or enhances the character and appearance of the Conservation Area and retains the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

rhythm of the street scene/ and building line; the mass, form and materials are appropriate to the existing and adjoining buildings; architectural details of value are retained and that the proposal does not generate excessive traffic, parking or noise or cause harm to the local environment.

Policy 174.LB does not permitted alterations or extensions to listed buildings, or any development within the curtilage of a listed building including display of an advertisement, if it would result in a detrimental impact on the building or its setting.

Policy 179.LB of the Local Plan looks to protect the special loose-knit character of Old Bursledon (as identified on the Proposals Map) and to ensure the retention of existing open areas. It looks to refuse further development within the special policy area with the exception of replacement dwellings, appropriate extensions or changes of use, provided that these respect and enhance the character of the Special Policy Area. The preamble provides a guide for residential extensions, stating that the council is unlikely to support extension to existing dwellings that exceed a 15% increase in their original floor area (measured externally).

The development complies with the Planning Policies in that:

- While the site is located within an area of countryside, policy 9.CO makes provision for extensions to existing dwellings in these locations. The proposal accords with the basic requirements of Policy 9.CO in that it is for a domestic extension, which is unlikely to facilitate the dwelling being split into more than one property and the dwelling is not subject to an agricultural occupancy condition.
- The single storey side and rear extension utilises the existing materials and forms and will compliment the grade II Listed Building. The proposal is of a modest size that is in proportion to the existing house, its plot size and the size of nearby dwellings. The proposal will not reduce the size of the garden and instead replaces an existing outbuilding. As such the proposal will not result in an overdevelopment of the plot and is considered to respect the loose knit character of Old Bursledon Special Policy Area.
- The site is very well screened behind a steep treed bank and as such the householder extension will not be visible from Lands End Road and will not materially affect the character and appearance of Old Bursledon Conservation Area or its countryside surroundings. Furthermore, the single storey extension will be tucked away behind the two storey house and so will not be visible from the River Hamble.
- The siting of the single storey extension means it will not have a material impact on the amenity of nearby residents (by way of a loss of light, outlook, overbearing impact or overlooking).
- A condition will be used to ensure that the floor levels of the extension are set no lower than that of the existing building so as not to increase the flood risk. The property will retain a large grassed garden, which will help to slow down surface water runoff.
- The small householder extension is not considered to result in a likely significant impact on a 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.

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

Recommend Permit