HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80473

DESCRIPTION	**Single storey front and rear extensions**
ADDRESS	89 Swaythling Road, West End, Southampton, SO30 3AG

SITE VISIT DATE	4/8/17
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	(i) The existing integral garage which protrudes 1.2m forward of the front (principal) elevation would be extended a further 3.4m forward into the front curtilage (currently all gravel surfaced) with a width of 3.9m. The extension would have a gable roof with a ridge height of 3.8m and an eaves height in line with that on the front elevation of this bungalow. There would be x2 rooflights on the south facing slope. The double doors to the garage as extended are on the side (south) elevation giving out onto the extant vehicular hardstanding. An existing vehicular access to Swaythling Road (A27) would be used. (ii) A flat roofed single storey rear extension is proposed with a width of 8.4m (approx. ¾ width of the rear elevation) and height of 3.5m (varying slightly because of the change in levels- see Topography). An existing lean-to extension in the centre of the rear elevation would be demolished. The existing rear building line is not uniform thus the depth of the extension is 4.15m on the south side (in line with the current side elevation and 1.5m off the boundary with no. 89a) but not reaching to the northern side elevation and being 4.75m from the neighbouring property on that side no. 91.
TOPOGRAPHY	The plot slopes slightly down from the road- west to east and down from north to south.
TREES	Mature shrubs on north boundary and on road frontage
BOUNDARY TREATMENT	Hedging of varying heights
SITE CHARACTERISTICS	Only bungalow in immediate vicinity. Adj. site to rear appears to be in same ownership (see OS plan).
CHARACTER OF LOCALITY	Mid- 20th c two storey houses, some on lay-bys, some with direct road frontages.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/58210	Alterations to form 1st floor accommodation	Approved 24/11/06

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Clerk West End	No comment made

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening 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, (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: Summary area 54: *1980s detached development on multi-headed cul-de-sacs to west of West End.* n.b. whilst this may accurately characterise other parts of this area it does not accurately reflect that part of area 54 on the A27.

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		

COMMENT ON REPRESENTATIONS RECEIVED

	None received		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."

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.

Rear extension

It might be noted that as no neighbour objections have been received in respect of the rear extension that, had it been submitted as a 'larger extension' prior notification application under Class A.1(g), the Council would have been bound to determine that it's prior approval would not have been required to build the extension.

The size and design of the rear extension is considered to be sympathetic to the existing property and the character of the locality due to its proportionality and the complementary style adopted.

There would not be an unacceptable impact on neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to, in the case of the south wall, that the adjoining property no. 89a has a building line several meters r/o the existing rear building line of the application site. As proposed to be extended the application premises would only be marginally to the rear of the conservatory to the neighbouring premises. The extension is well off the boundary with no. 91 and would have no substantive detrimental impact on it.

Garage extension

The Quality Spaces SPD advises (p.40) *The position of external garages should take account of local context. Garages built in the front of sites will only be permitted in exceptional circumstances.*

In terms of traffic the garage extension provides for more cars being under cover rather than increasing the number of car parking spaces per se. Indeed the double outward opening doors could decrease the possibilities for parking on the front curtilage. Taking this into account along with the existing wide vehicular access and dropped kerb, plus the relatively large hardstanding allowing for the possibility of exiting the site in forward gear, it is not considered that there are grounds for refusal on highway safety grounds, notwithstanding that this is a trunk road.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

In terms of appearance the re-iteration of the front facing gable for the street elevation is considered visually appropriate.

In considering the principle of this extension it might be noted that there is not a homogeneous building line for the properties on the east side of Swaythling Road. The house at no. 93 is, notably, considerably forward of its neighbours. Of most interest is the garage at no. 91 adjoining the application premises and whose depth in terms of distance back from the carriageway the application proposal matches. It might be stressed that there is not a record of a planning permission for this structure and it seems unlikely, in most circumstances, that a garage here with its poor sightlines would have been permitted in recent times, notwithstanding that the current building clearly post dates the 1948 Act (it may be a re-build of an earlier version). In the context of this precedent immediately next door it is not considered that there would be strong grounds to refuse the current proposal on grounds of impact on the streetscene which hereabouts is particularly diffuse.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Nature conservation
The proposal 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/was not required for this development as it falls outside/inside the designated zone of impact.

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

Permit