HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80476

DESCRIPTION	**Two storey side extension, single storey rear extension, conversion of roof space to provide habitable accommodation and alterations to fenestration**
ADDRESS	2 Emmons Close, Hamble-Le-Rice, Southampton, SO31 4QF

SITE VISIT DATE	8 March 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 and single storey extension at the rear. The proposal also includes alterations to the fenestration of the original property and a conversion of the existing loft space. The additional accommodation provides a utility room, pool room and an enlarged living area. At first floor the extensions provide a master bedroom with en-suite, and a bathroom. The proposed loft conversion is advised to be storage space.
TOPOGRAPHY	Slopes gently downwards towards 5 Sylvan Lane
TREES	None affected
BOUNDARY TREATMENT	There is timber fencing around the rear of the site approximately 1.8m high, the southern boundary also has and a tall evergreen hedge. The site has an open frontage.
SITE CHARACTERISTICS	Two storey detached house with single storey garage along boundary with no.3. Property already has a single storey side extension (2.3m deep).
CHARACTER OF LOCALITY	Residential area. The houses are of differing designs but share common features, which gives the area a distinctive character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
J/17/80479	Prior notification for the construction of a single storey rear extension (depth 7.0m, height to eaves 3.0m, maximum height to top of parapet wall 3.7m)	Prior approval not required

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
J/17/80366	Prior notification: single storey rear extension - depth 6.9 metres, maximum height 3.7 metres, eaves height 3 metres	Planning Application required
F/17/80052	Two storey side extension, single storey rear extension, conversion of roof space to provide habitable accommodation and alterations to fenestration	Appeal Dismissed 18 July 2017
F/12/70670	Two storey side extension	Grant
F/11/69078	Two storey side extension The extension measured 5m(w) by 6.1m(d) by 8.5m(h).	Refused 8/7/12

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 letter of objection (3 Emmons Close)	Loss of privacy and overlooking. The extension is visually intrusive. The extension will result in a loss of sunlight. The proposal is materially larger than the previously approved scheme The accommodation in the roofspace may not be used for storage. The height of the hedged boundary is shown higher than it actually is. The hedge proposed to be used as screening is in poor health and may not be fit for such a purpose. Condition requiring obscure glazing to the bathroom window facing No.3 should be imposed The large flat roof has the potential to be used as a balcony The latest application is of far greater overall volume, is a completely different design to the existing house and will appear incongruous amongst the other nearby houses

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Clerk Hamble PC	Object - Over development of the site.
Head of Transportation & Engineering Countryside & Trees, Tree Officer	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

Not within detailed Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

N/A

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

None received	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	X	
The comments will be discussed in the assessment section.				

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

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.

Impact on the Character and appearance of the area.

The application site is located within a cul-de-sac of similar properties. The area forms part of a residential estate style development. As a result the properties have a similar, scale, style, and palette of materials.

The application site is located within the southwest corner of the cul-de-sac and the proposed extensions are located to the south and west of the original dwelling.

The proposals also incorporate a number of changes to the existing elevations of the property that face the cul-de-sac. The materials of the front gable are to be revised to render the rendering of this part of the dwelling can be considered to be permitted development. The fenestration in the front elevation is also to be revised by these alterations will not be prominent when viewed in the streetscene.

Due to the design and palette of materials used in the close there is a strong sense of character and a specific design style to the group of dwellings. Any alterations and additions to the properties within the close must be sympathetic to that character in order to be considered in-keeping.

One of the key design principles as laid out by the supplementary planning document Quality

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

places advises 'The scale, form and design of elevations and external materials should respond positively to the defining and distinctive characteristics of the area. Where this is absent, design and materials should help create a new positive and distinctive character.'

It also advises that 'The materials chosen for a scheme should take account of the context of the site. They should respect and complement the character, scale, texture and colour of existing materials used in the local area.'

It was on these ground that the previous scheme was successfully defended at appeal. The Inspector advised that:

'whilst I accept that the appeal dwelling is to some extent tucked into the corner of the Close, the contrasting style and design of the utility room proposed forward of the existing front elevation and the first floor flat roof to the master bedroom would be sufficient to draw the eye from the public realm.'

The revised scheme is considered to be of a design, style and palette of materials that preserves the character of the area, overcoming the previous reasons for refusal.

Furthermore the proposal shares a very similar footprint to the previously refused scheme, however the Inspectors concerns with the proposals did not raise the level of development on the site as an issue of concern.

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.

The proposed two storey side extension will be more than 8 metres from the shared boundary with No.3. Whilst the proposal will be visible from this neighbouring property the separation distances will mitigate any material harm to the light and outlook currently enjoyed by the occupants of the neighbouring property. The proposal does contain an upper floor window on the north elevation facing No.3. However this window serves an en-suite and as such can be expected to be obscure glazed to protect the privacy of the occupants.

The proposal also relocates the window serving the stairwell. This window is a secondary window and could also be obscure glazed if required. Such obscure glazing can be secured by condition. The proposed roof lights on the west elevation will face the woodland to the rear and will not readily provide any overlooking to the properties either side of the site.

The proposal also contains a large are of flat roof that has the potential to be used as a balcony in the future. A condition can be imposed that prevents this area from being used as a balcony.

The proposed loft conversion may be considered to be permitted development. If that were the case the rooflights would be required to be obscure glazed and have no opening below

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

1.75m of the room that they serve. No such restriction is required for the window inserted into the rear gable. In order to protect the privacy of the neighbouring properties, and as these windows will serve a store room and can therefore be considered to be secondary windows, it is appropriate to a condition to be imposed requiring the roof lights to be obscure glazed.

The proposed two storey extension will be approximately 11 metres from the shared boundary to the south. The proposed rear extension will be within 4 metres from this boundary. However despite the change in levels between the sites the proposal will receive significant screening from the neighbouring property from the tall evergreen hedge between the properties.

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 frontage to accommodate 3 vehicles which is the maximum 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.

Tree 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.

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

The development complies with the requirements of Policy 59.BE and is therefore recommended for approval.