HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. H/17/80456

DESCRIPTION	**Erection of two storey side extension with front and rear dormer windows and single storey rear extension**
ADDRESS	27 Mortimers Lane, Fair Oak, Eastleigh, SO50 7BH

ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application site has planning permission for a flat roof single storey side and rear extension. The current proposal is to convert the single storey side extension into a two storey extension with a pitched roof dormer window at the front and rear. The proposed extension follows the roof shape of the main property and measures 2.6m(w) by 8m(d) by 5.9m(h).
TOPOGRAPHY	Gentle drop from the front to the rear of the plot, with the dwelling siting slightly lower than the road.
TREES	None affected
BOUNDARY TREATMENT	Low fence and vegetation along the frontage with high hedge alongside no29. High panel fencing surrounds rear garden.
SITE CHARACTERISTICS	Two storey detached chalet house set in a medium sized plot. There is a shed along the boundary with no.29 that will be removed to make way for the proposal.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature and made up of a mixture of mainly single and two storey detached and semi-detached dwellings of varying ages and styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/17/80025	Erection of attached garage and single storey side and rear extension	Approved (April 2017)
F/11/69495	Two storey rear extension following removal of existing conservatory and addition of porch canopy to front.	Approved (Oct 2011)
Z/33510/000	Roof enlargement, front and rear dormers and replacement garage/workshop.	Approved (Feb 1995)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Area Susceptible to Surface Water Flooding Within HRA Screening Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 43.ES & 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 (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 & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Detailed Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

None

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

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.

The single storey side and rear extension has already been approved under F/17/80025 so the assessment will focus on the two storey side extension. The two storey side extension is considered to comply with the requirements of Policy 59.BE in that:

- The size and pitched roof design of the two storey side extension and dormer windows matches the features of the host chalet house. The two storey extension will bring the building up to its side boundary with no.29. However, no.29 is a detached property and is set in from the boundary so there will remain a visible separation gap between the two properties. The dwellings within this section of Mortimer's lane very substantially both in size and design and as such the proposed extension should fit comfortably within the mixed street scene.
- The proposed two storey side extension sits forward of and adjacent to the house at no.29. While the extension is on the edge of the daylighting test (outlined in quality places SPD), no objection has been raised by the neighbouring residents and the relationship of one property sitting partially forward of another is already found within this stretch of Mortimers Lane. As such, on balance, the proposal is not considered to materially harm the outlook or daylight received by the immediately adjoining property. There are no primary windows in the side of no.29.
- The proposed front and rear dormer windows do not directly overlook the neighbouring dwellings and so the proposal is not considered to result in a material loss of privacy.
- The proposed 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 outside the designated zone of impact.
- According to the Environment Agency, the site is within an area susceptible to surface water flooding and so a floor level condition will be imposed to lessen the flood risk. This was imposed on the previous approval for the single storey extension.

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