HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80090

DESCRIPTION	**Single storey front extension & conversion of garage into habitable accommodation (Retrospective)**
ADDRESS	60 Havendale, Hedge End, Southampton, SO30 0FD

SITE VISIT DATE	16/8/2017
ARE PLANS ACCURATE?	Basic but reasonable to determine. The development has already been completed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the retention of a single storey front extension and conversion of the garage to habitable accommodation • The single storey front extension projects 2.8 metres in depth, extends 4.3 metres in width, 3.4 metres in height
TOPOGRAPHY	• Upward slope along the north of the site
TREES	• None have been affected
BOUNDARY TREATMENT	• Mix of hedge and fence
SITE CHARACTERISTICS	• The application site contains a two storey end of terrace dwelling on a cul-de-sac • The dwelling is simple in its appearance and form • At the front there is off road parking for 2-3 vehicles
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar styles of houses within a cul-de-sac • Off road parking is prevalent

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/17/79988	Proposed garage conversion, porch extension and addition of pitched roof	Formal application would be supported 14/2/17

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Clerk Botley PC	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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy 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 Guidance: Quality Places (2011)
Supplementary Planning Guidance: Hedge End, West End and Botley Character Area
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area HEWEB - 1970s/1980s terraced development on multi-headed cul-de-sacs on the south eastern edge of Hedge End, partly in the parish of Botley.

SPECIAL POLICY AREA

NA

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

COMMENT ON REPRESENTATIONS RECEIVED

None received

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

Saved 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 upon the Character and Appearance

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others. The SPD also states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.

During a recent site visit it was observed that the development has been completed. No adverse harm has occurred to the host dwelling or indeed the streetscene, it was also noted that number 62 has undertaken the same form of development, therefore the development is in context with the locality.

Residential Amenity

The amenity of neighbours has not been affected by the proposal, therefore no concern is raised.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Parking

The Residential Parking Standards SPD aims to ensure that adequate parking provisions are available for development. It is not known how many bedrooms the property has and it is unlikely the number of bedrooms has increased going by the form of development, therefore the existing level of parking is acceptable.

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 retention of the single storey front extension and conversion of the garage to habitable accommodation has not resulted in undue harm to the host dwelling, streetscene or indeed neighbouring amenity. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009).