HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80399

DESCRIPTION	**Conversion and extension of outbuilding to form residential accommodation**
ADDRESS	Windmill Cottage, Upper Northam Drive, Hedge End, Southampton SO30 4BG

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 building already has already been granted a certificate of lawfulness to be used as an independent dwelling. The applicant now seeks planning permission to add a single storey side extension to the dwelling to create a living room. The single storey side extension has a pitched roof, which follows the proportions of the existing dwelling. The extension measures 4.7m(w) by5m(d) by 4.8m(h).
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	Mixture of high fencing and hedging along site boundaries.
SITE CHARACTERISTICS	Small detached bungalow located at the entrance to Windmill Cottage. The bungalow has a parking area at the front and shares Windmill Cottages large front garden.
CHARACTER OF LOCALITY	The site is on the edge of a small mixed residential area which is surrounded by countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
U/17/80019	Lawful development certificate for existing use: Use of building as 1no. one bedroom dwelling	Certificate issued (26/7/17)

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Gap Outside Built-up Area Boundary - Countryside

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

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Eastleigh Borough Local Plan Review (2001-2011), saved policies: 2.CO, 9.CO & 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1, S9 & DM26 (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 Document:

- Quality Places
- Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Hedge End, West End and Botley 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

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."

COMMENT ON REPRESENTATIONS RECEIVED

MATERIAL CONSIDERATIONS

Policy 2.CO of the local plan only allows development that does not physically or visually diminish the strategic gap.

Policy 9.CO 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 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.

ASSESSMENT

Principle

The building has been granted a certificate of lawfulness allowing it to be used as an independent dwelling. The applicant now wishes to add a single storey extension at the side of the property to create additional living space. The dwelling is not subject to an agricultural occupancy condition and the proposal is unlikely to facility the subdivision of the property. As such the principle of extending the dwelling is acceptable subject to consideration of the detailed matters. The building is also located in the strategic gap, but the modest size of the single storey extension means that it will have only a minimal visual or physical impact on the strategic gap.

Detailed Matters

- The size and design of the single storey side extension is considered to be sympathetic to the existing dwelling. The building is mostly hidden from the public realm and will have very little impact on its immediate surroundings or wider countryside.
- The one bed bungalow will remain one of the smallest dwellings in the locality and so the extension will not result in the property becoming disproportionate in size to its plot or neighbouring dwellings.
- The extension is single storey and is positioned a reasonable distance away from neighbouring houses. As such the proposal is not considered to have an unacceptable impact to neighbouring dwellings (by way of a loss of light, outlook, overbearing impact or overlooking)
- There is space to park two cars on the drive in front of the dwelling, which is required under residential parking standards SPD. The dwelling has access to a large shared garden and the proposal is not considered to result in the overdevelopment of the plot.
- The 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

COMMENT ON REPRESENTATIONS RECEIVED

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