HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80375

DESCRIPTION	Retrospective: Retention of single storey rear extension and front porch (Amended description)
ADDRESS	65 Ruskin Road, Eastleigh, SO50 4JW

SITE VISIT DATE	20th September 2017
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed. Further supporting plans received: 22nd August 2017
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes. The supporting information submitted didn't require neighbour re-consultation.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. For exact proposed dimensions, see drawing nos. Block Plan, SI-65-SO504JW-DR-002, SI-65-SO504JW-DR-007, SI-65-SO504JW-DR 008, SI-65-SO504JW-DR-009 and SI-65-SO504JW-DR-010.
TOPOGRAPHY	Flat and level.
TREES	No impact on trees
BOUNDARY TREATMENT	No front boundary treatment. Side boundaries are made of both brick wall and wooden fencing.
SITE CHARACTERISTICS	The site compromises of a two storey semi-detached dwelling on a good sized plot.
CHARACTER OF LOCALITY	Large inter-war estate. The surrounding area is residential in nature and made up of similar semi-detached and terraced properties to the application dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
E/17/16573	Enforcement – Unauthorized development	Being investigated (2017)
Z/39625/001/00	Two storey rear extension	Permit: 06.0.2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Gill Mason (67 Ruskin Road)	Summary of concerns: • Works started without consent • Noise, dust, fumes mess, holes made on verges during construction • Big extension not in keeping with the house

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area, SAC, SPA, Ramsar 7000m

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE and 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 and DM24 (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

Character Area Appraisals – Eastleigh (ELAC 5). Guidance:

• Maintain the formal building compositions around route intersections and open spaces.
• Retain the wide grass verges and associated semi-mature/mature broadleaved tree planting.
• Maintain the importance of the recreation ground in any new development.
• Maintain the predominant plot widths and continuity in building line.
• Ensure that the form of new development relates effectively with the gable-end frontages prominent in existing development.

The proposed works are considered to meet the above requirements.

SPECIAL POLICY AREA

Not within a Special Policy Area

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

See above		See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Enforcement action has led to this planning application being submitted for the retrospective works. These works are considered to be acceptable and in keeping with the dwelling and character of the immediate/surrounding streetscene.					

PLANNING OBLIGATION/CONSIDERATIONS

N/A

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.

Policy 104.T of the Local Plan requires development to provide adequate off-highway parking up to the maximum standard set out in respect of the accessibility to that development.

The application is considered to comply with the relevant development plan policies and associated supplementary planning guidance for the following reasons:

- The size and design of the existing single storey rear extension and front porch are both considered to be sympathetic to the existing property. The existing works respect the residential character of the locality.
- The existing works are considered to be of a modest size. They are not considered to be unacceptable to the neighbouring property in terms of loss of light, outlook, overbearing impact or overlooking.
- The existing works are considered to retain a decent sized garden and therefore the proposal is not considered to result in the overdevelopment of the plot.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

- No additional parking spaces are required as the development does not relate to the addition of new bedrooms. Therefore, the existing car parking set up is considered to be satisfactory.
- The existing works are 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 zone of impact.
- For these reasons the existing works are considered to be in keeping with the existing property, will preserve the character and appearance of Ruskin Road streetscene, and will not materially harm the amenity of the neighbouring residents. The development complies with the requirements of Policies 59.BE and 104.T.

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

Recommended for approval subject to conditions.