

## OFFICER REPORT

<b>PROPOSAL</b>	<b>Single storey rear extension, pitched roof over garage and kitchen, and extension to first floor to include dormer window to side</b>		
<b>LOCATION:</b>	5 Eddeys Lane, Headley Down, Bordon, GU35 8HU		
<b>REFERENCE NO:</b>	56607	PARISH:Headley	
<b>APPLICANT:</b>	Mr & Mrs Guest		
<b>CONSULTATION EXPIRY DATE:</b>	28 April 2016		
<b>DATE:</b>			
<b>APPLICATION EXPIRY DATE:</b>	19 May 2016		
<b>COUNCILLOR(S):</b>	Cllr A J Williams / Cllr R C S Millard		
<b>SUMMARY RECOMMENDATION:</b>	<b>PERMISSION</b>		

### **Site and Development**

5 Eddeys Lane is a detached house situated on a corner plot in a residential area, within the Settlement Policy Boundary of Bordon.

The application is for the construction of a single storey rear extension, pitched roofs over the existing garage and kitchen and the construction of a first floor dormer window on the west elevation. The single storey rear extension would measure; 4.5 metres in width, 4 metres in depth, 2.5 metres in eaves height and 3.8 metres in maximum height. The dormer window would create a third bedroom for the property and would measure; 8.5 metres in width, 2.2 metres in depth, 1.7 metres in eaves height and 2.6 metres in maximum height. As well as the proposed first floor dormer window on the west elevation, the proposal includes proposed ground floor windows on the north and west elevations and rooflights on the east elevation.

### **Relevant Planning History**

No relevant history.

### **Development Plan Policies and Proposals**

#### East Hampshire District Local Plan: Joint Core Strategy (2014)

CP1 - Presumption in favour of sustainable development  
CP2 - Spatial Strategy  
CP27 - Pollution  
CP29 - Design  
CP31 - Transport

#### East Hampshire District Local Plan: Second Review (2006)

HE2 - Alterations and Extensions to Buildings

## **Planning Policy Constraints and Guidance**

### **National Planning Policy Framework (NPPF)**

In this instance the following sections of the NPPF are considered to be particularly relevant to the consideration of the development;

Section 7 – Requiring good design.

### **Headley Parish Plan 2006**

## **Consultations and Town/Parish Council comments**

### **Headley Parish Council**

No objection.

### **Contaminated Land Officer**

No objection, subject to an informative.

## **Representations**

### **1 representation(s) received:**

1 neighbour representation received objecting to the proposal for the following reasons:

- The proposed extension would cause a loss of light to the side windows of number 6.
- The extension would cause a loss of light for the neighbouring property.

The extension would be overbearing for the neighbouring property.

## **Determining Issues**

1. Principle of development
2. Impact upon scale and character of dwelling and local area
3. Impact on the amenity of neighbouring properties
4. Highway implications

## **Planning Considerations**

### **1. Principle of development**

Policy CP1 of the Joint Core Strategy (JCS) applies to development within the Settlement Policy Boundary (SPB) where there is a presumption in favour of development. Policy CP2 identifies a sustainable hierarchy of SPB and sets out five levels of sustainable settlements. The application site falls within one of the identified SPB, and given that the proposal is for the extension of an existing residential property, the principle of the development is acceptable, subject to all other

relevant planning considerations and policies which will be discussed below.

## 2. Impact upon scale and character of dwelling and local area

Policy HE2 of the Local Plan requires that alterations and extensions to buildings are designed to take account of the design, scale, and character of the original building, its plot size and its setting. Policy CP29 of the JCS seeks to ensure that development proposals are of exemplary standards of design and architecture, with a high quality external appearance that respect the area's particular characteristics. It requires that developments are sympathetic to their setting in terms of scale, height and massing, and their relationship to adjoining buildings, spaces around buildings, and that developments should make a positive contribution to the overall appearance of the area.

The scale and bulk of the proposal would be in keeping with the existing property and surrounding buildings and would not appear overly dominant in the streetscene or wider area as the dwelling is stepped back from the highway and partially concealed from public view by mature trees on the south boundary. The proposed rear extension would be screened from public view by the existing property and the proposed pitched roofs over the existing garage and kitchen would not significantly alter the external appearance of the dwelling. Also, dormer windows are a common feature within both Eddeys Lane and Eddeys Close, thus the proposed dormer window would be in keeping with the existing character of the area. The application is for the alteration of an existing dwelling and the provision for its amenities would remain adequate. The dwelling would not be unbalanced by the proposal and existing features such as ridge heights, eaves heights and other proportions would be reflected in the extensions.

The proposal is in keeping with the Headley Parish Plan in so much as it respects the general character of its immediate surroundings.

## 3. Impact on the amenity of neighbouring properties

Policy CP27 of the JCS requires that developments would not have an unacceptable impact on the amenity of the occupiers of neighbouring properties through loss of privacy or excessive overshadowing.

The application has been the subject of a site visit where the impact on all neighbouring properties has been assessed.

It is considered that the proposal would not impact upon the amenity of the neighbouring properties situated to the north, south and west of the application site, due to the sufficient distance between the properties, which would prevent any issues of overshadowing or change in outlook.

Concerns have been raised that the proposal would impact upon the amenity of number 6 in terms of overshadowing and change in outlook. However, it is considered that the proposal would not significantly impact on the amenity of the neighbouring property, as the eaves height of the proposed pitched roof over the existing garage would only be 0.1 metres greater than the eaves height of the existing flat roof and the proposed rear extension would have an eaves height of 2.5 metres and be hipped away from the boundary.

Also, both the proposed pitched roof and the rear extension would be significantly screened by a

1.8 metre high boundary fence, as the proposed rear extension would have an eaves height of only 0.7 metres above the existing fence height. Therefore, it is considered that the proposal would not cause a significant impact on the amenity of number 6.

The proposed ground floor windows on the north, west and east elevations would not cause an increase in overlooking or a loss in privacy for any neighbouring property, due to the sufficient distance and screening. Also, there would be a distance of approximately 14 metres between the proposed dormer window and the neighbouring properties to the west of the application site, which would prevent any issues of overlooking from the proposed dormer window.

Therefore the proposal would be sufficiently distanced, orientated and designed so as not to have an unacceptable effect on the amenities of the neighbouring properties, in particular to their outlook, privacy or available light.

#### 4. Highway implications

Policy CP31 of the JCS requires that regard is had to any impact on the safety and convenience of the public highway. Although the proposal involves the addition of a third bedroom for the property, the proposal would not alter the existing parking arrangements for the property and there would remain sufficient parking space to serve the increased size of the property, which would comply with the parking standards of the Council. Therefore it is considered that the proposal would not impact upon the highway and would not cause any highway implications.

### Conclusion

The proposal is considered to be acceptable as it would not detract from the character and appearance of the area, would not have an unacceptable impact on the amenities of neighbouring properties, would not have an adverse effect on the safety and function of the highway network and is in compliance with the relevant policies of the East Hampshire District Joint Core Strategy and Local Plan: Second Review.

### RECOMMENDATION

**PERMISSION** subject to the following conditions:

- 1      The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.  
      Reason - To comply with Section 91 of the Town and Country Planning Act 1990
- 2      The external materials to be used shall match, as closely as possible, in type, colour, and texture those of the existing building unless otherwise agreed in writing by the local planning authority.  
      Reason - To ensure that a harmonious visual relationship is achieved between the new and the existing developments.
- 3      The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form  
CIL form  
Location plan  
Block plan  
14522a - Proposed floor plan, roof plan and sections  
14521 - Existing floor plans, existing and proposed elevations

Reason - To ensure provision of a satisfactory development

### **Informative Notes to Applicant:**

1. In accordance with paragraphs 186 and 187 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
  - offering a pre-application advice service,
  - updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
  - by adhering to the requirements of the Planning Charter.
  - In this instance the application was acceptable as submitted and no further assistance was required.
2. The site lies close to or adjacent to former industrial uses, or other indications of potential contamination. Whilst there is no current indication of any issues, there nevertheless may still remain a possibility of contamination or risk being discovered during the course of development. In the event that contamination is found at any time when carrying out the approved development, it is recommended to report this in writing immediately to the Local Planning Authority. An investigation and risk assessment should then be undertaken by competent person, in accordance with 'Model Procedures for the Management of Land Contamination, CLR 11?'. A written report of the findings, including a remediation statement, is recommended and should be forwarded for appraisal to the Local Planning Authority. Following completion of remedial measures a verification report should be prepared that demonstrates the effectiveness of the remediation carried out. It is recommended that no part of the development should be occupied until all remedial and validation works are complete and a Completion Certificate has been issued. This should ensure that no future investigation is required under Part2A of the Environmental Protection Act 1990.

**The following plans and specifications were considered when making the above decision:**

Application form

CIL form

Location plan

Block plan

14522a - Proposed floor plan, roof plan and sections

14521 - Existing floor plans, existing and proposed elevations

Any variation or departure from the approved plans will require the prior approval of the Planning Authority before works commence.