REF. NO. F/08/62053

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of 2 storey side extension 44 Centaury Gardens Horton Heath Eastleigh SO50 7NY

SITE VISIT DATE – 26/2/08

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Two storey side extension, following demolition of existing side garage. Extension measures 3.9m(width) by 8.2m(depth) by 8.1m(height).
SITE AREA	200 square metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Relatively Flat
TREES	None affected
BOUNDARY TREATMENT	A mixture of fencing and hedging
SITE CHARACTERISTICS	End of terraced two storey property set in a medium sized plot. Property has a single detached garage that would be removed as part of this application. Next to the garage is a small hard standing area, which is used by the applicant as car parking.
CHARACTER OF LOCALITY	Modern, high density area of housing. Properties are a mixture of terrace, semi detached and detached of similar styles. A few of the properties have two storey side extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/07/60459	Addition of attached 2 bed dwelling and garage following the demolition of the existing garage	Refuse 31/8/07

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
One letter of objection	• Overdevelopment • Negative impact on the aesthetics of the street • Loss of privacy and reduction of light into the property at 39 Centaury Gardens • Loss of car parking • Noise and disturbance caused by building work and delivery vehicles.

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Engineering and Transportation	No objection - For a three bed property two car parking spaces are required. There is space for these at the side of the property. Condition TH26 should be imposed to retain this area for parking purposes.
Environmental Health	No objection – Recommend amenity conditions.
Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Not Within Detailed Character Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 59.BE
Supplementary Planning Guidance: Residential Amenity in the Borough of Eastleigh

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering sustainable development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed.

COMMENT ON CONSULTATION RESPONSES

Noted

COMMENT ON REPRESENTATIONS RECEIVED

- The two storey extension fits in with the existing terraced property and still leaves adequate amenity space. It is therefore not considered an overdevelopment of the site.
- There are other examples of similar two storey extensions in the locality so it is not considered to have a negative impact on the aesthetics of the street.
- The property is at an angle to its neighbours and the two storey extension should be a sufficient distance away so as not to have a material impact on the residential amenities of neighbouring properties.
- The scheme conforms to Hampshire car parking standards.
- A condition on working hours will limit disruption to neighbouring residential properties.

PLANNING OBLIGATION/CONSIDERATIONS

None

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

REF. NO. F/08/62053

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."

The proposal is considered to comply with relevant Development Plan policies.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSIONS

The proposal mirrors the roof shape and dimension of the existing property and terraced block. This means that the development should fit comfortably into the street scene, where there is already another example of a two storey side extension. The two storey extension will result in the removal of the attached side garage. However, this should not be an issue as there is room for two car parking spaces at the side of the property. The proposal will leave sufficient sized amenity area at the rear of the property.

The property is at an angle to its neighbours and the two storey extension should be a sufficient distance away so as not to have a material impact on the residential amenities of neighbouring properties.

For the above reasons I recommend that the application is permitted.

All measurements are approximations.