HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70256

DESCRIPTION	Ground floor rear extension and first floor rear extension
ADDRESS	104 Hiltingbury Road Chandler's Ford Eastleigh SO53 5NT

SITE VISIT DATE	07/03/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	single storey rear extension to west, 4.8m deep x 1.6m wide (filling in from existing single storey element level with wall of main house); single storey first floor element, 4.0m wide x 3.35m deep (approximately centre of the rear elevation).
TOPOGRAPHY	Flat site
TREES	None affected by application
BOUNDARY TREATMENT	Approx. 1.8m high fence
SITE CHARACTERISTICS	Large detached dwelling, previously extended, with large garden.
CHARACTER OF LOCALITY	Generally large detached properties of mixed design, considerable development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/10088/006	GROUND AND FIRST FLOOR SIDE AND REAR EXTENSIONS	23-Jan-1997 PER

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	None received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No objection
ENG	Amble driveway space for the provision of 3 vehicles, with cycle storage in both the garage and store accessed from the front

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG PPS	- -	 1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality due to the wide variety in build type and extensions. The development is located to the rear of the dwelling and is not visible from the public realm.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the first floor extension and the relationship between the ground floor extension and the large single storey extension at no. 106.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The development complies with the requirements of Policy 59.BE.

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/or legislative background.

CONCLUSION

Recommend permission subject to standard conditions.