HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69294

DESCRIPTION	Single storey rear extension following demolition of sun room
ADDRESS	21 Tuscan Walk Chandler's Ford Eastleigh SO53 2AL

SITE VISIT DATE	16/08/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	This application seeks approval for a 3.1m x 6.3m wide x 3.1m high single storey rear extension following the removal of the existing sun room
TOPOGRAPHY	Land slopes significantly from south to north
TREES	None affected
BOUNDARY TREATMENT	1.8m high fence plus associated garden foliage
SITE CHARACTERISTICS	Detached chalet bungalow with rear dormers and front solar panels. Existing rear sun room measuring 2.6m deep x 3.1m high x 5.2m wide.
CHARACTER OF LOCALITY	The area is residential with Tuscan Walk consisting of a range of detached chalet style bungalows and associated single storey rear additions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

DEVELOPMENT PLAN POLICIES

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

CHARACTER APPRAISAL AREA

N/a

SPECIAL POLICY AREA

N/a

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 with particular regard to residential amenity, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
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

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 proposed extension is considered to be sympathetic to the existing property and the character of the locality due to its siting and appearance. The proposal is essential a replacement, albeit in a more permanent form, of the existing sun room. There is a slight increase in width to 6.3m and depth to 3.1m. In terms of additional visual impact, this is considered to be minimal and will remain sympathetic in design to the existing property. The replacement nature and similar dimensions will also result in a compatible development with the character of the area.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to siting and scale of the development. In accordance with the Council's Supplementary Planning Guidance on Residential Amenity, a test for the impact on neighbouring properties has been carried for loss of light and loss of outlook. The development has passed these tests therefore there is not considered to be any impact not any grounds to refuse the application on any impact on residential amenity.

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 Approval