HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69672

DESCRIPTION	Single storey side extension
ADDRESS	20 Cedar Road Eastleigh SO50 9NR

SITE VISIT DATE	27/10/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey side extension with a pitched façade to bring the front elevation of the existing utility room forward by 4.7m to line up with the front elevation of the house to allow for the creation of a new ground floor bedroom and en-suite.
TOPOGRAPHY	Flat level site.
TREES	No trees will be affected by the proposal.
BOUNDARY TREATMENT	Open frontage with low level wall/and high hedging separating properties.
SITE CHARACTERISTICS	Semi detached two storey house on a modest plot. To the side is a utility room with a flat roved canopy in front.
CHARACTER OF LOCALITY	Residential area of mixed ages and types of housing, some of which have had similar extension to the proposed. To the east of the site is Barton Peveril college

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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 : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC20

SPECIAL POLICY AREA

Not within a Special Policy Area

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		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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 application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

The size and design of the proposed single storey extension is considered to be sympathetic to the existing property and the character of the locality due to its sympathetic size siting and design. The proposed pitched façade replicates the pitch of the canopy over the front door and is similar in appearance to other similar extensions in the area.

The location of the proposal next to the existing single storey side extension of No.22 means that it should not have an unacceptable impact on the adjoining residential properties by way of a loss of light, outlook, overbearing impact or overlooking. It will not have any impact on any other neighbouring properties.

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

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

In view of the above this application is considered to comply with the requirements of Policy 59.BE and is therefore recommended for permission subject to conditions.