HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70410

DESCRIPTION	Erection of two storey side extension
ADDRESS	59 Scantabout Avenue Chandler's Ford Eastleigh SO53 2PG

SITE VISIT DATE	07/03/12
ARE PLANS ACCURATE?	Y (Amended plans received 29/03/12)
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two storey side extension, 3.5m wide (as viewed from front), extending 8.5m back, projecting 2.4m from the rear elevation of the house and 3.75m wide at the rear.
TOPOGRAPHY	Dwelling set down slightly from road, driveway slopes, rest of plot fairly flat.
TREES	None affected by application
BOUNDARY TREATMENT	Low level wall to front side boundary, low wall with piers and inset fencing panels to approx. 1.8m.
SITE CHARACTERISTICS	Large detached 3 bed executive dwelling with detached garage in corner plot with some garden to the side. Medium sized rear garden. Small tree'd grassy open space to northeast.
CHARACTER OF LOCALITY	Generally large detached executive type dwellings with small/medium gardens on tree lined street. Some development, with two examples of two storey extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
61 Scantabout Avenue	No objection to amended plans

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No objection

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

Chandler's Ford and Hiltingbury Character Area (Area 7: Scantabout and Peverells Wood)

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

		NPPF

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

	None received		See below	x	
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 proposed extension has been designed to read as subservient to the existing dwelling, with the extension set both back from the front elevation and lower the main ridge height. The design reflects the design of the existing dwelling, with the position and style of windows and the choice of materials tying in. Although the extension comes forward of the building line to the rear, the small area of tree'd open space in front of the properties 61-63 Scantabout Avenue and 19 Pantheon Road negates this visually and it is not considered to be detrimental to the street scene.

The original proposal raised concerns regarding the loss of daylight to the main habitable room at no. 61. An amended design was sought and received, reducing the depth of the first floor element of the rear extension, thereby reducing the possible impact to no. 61. The residents at no. 61 have confirmed they have no objection to the amended design.

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.