HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70158

DESCRIPTION	Renewal of extant planning permission F/08/63972 for single storey side extension
ADDRESS	22 Mears Road Fair Oak Eastleigh SO50 7NB

SITE VISIT DATE	23.1.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal is for a single storey side extension measuring 2.7m(w) by 4.7m(d) by 4.1m(h) with a pitched roof that adjoins onto an existing single storey rear extension.
TOPOGRAPHY	The site is on the junction of Mears Road and Michaels Way. Mears Road slopes downwards gradually in a westerly direction and Michaels Road slopes more steeply upwards in a southerly direction.
TREES	No trees are present on or adjacent to the site.
BOUNDARY TREATMENT	1.8m close boarded fencing to all rear boundaries.
SITE CHARACTERISTICS	The site is on the junction of Mears Road and Michaels Way. The property is a modest two storey detached dwelling with an existing single storey side extension and conservatory. The property has a detached garage to the rear of the garden which is accessed off of Michaels Way.
CHARACTER OF LOCALITY	Residential area of 1970/1980's housing estate of mixed sizes and designs of properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/08/63972	Single storey side extension	Permitted 10.12.08
Z/17273/014/00	Construction of dwelling	Permitted 1985

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	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 Document: Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 48

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		See below	x	
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 principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

The proposal and site circumstances have not changed in any way since the previous application was permitted in 2008. The size, siting, and design of the proposed extension is considered to be sympathetic to the existing property. Although the roof is not the best design solution with a double pitched roof, the pitch is the same as the existing roofs and is not considered to have such a detrimental impact on the appearance of the property or the street scene as to warrant refusing the application.

Due to the corner location of the property and the siting of the extension, there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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

The proposed development is considered to comply with the requirements of Saved policy 59.BE and therefore this application is recommended for approval subject to conditions.