**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69231**

| | |
|---|---|
| DESCRIPTION | Single storey rear extension and addition of pitched roof to front porch |
| ADDRESS | 33 Locksley Road Eastleigh SO50 5DX |

| | |
|---|---|
| SITE VISIT DATE | 05/08/11 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DETAILED DESCRIPTION OF APPLICATION | This application seeks approval to construct a 4.3m deep x 5.3m wide x 3.7m high single storey rear extension and addition of pitched roof to front porch reaching 3.1m high. |
| TOPOGRAPHY | Flat |
| TREES | None affected |
| BOUNDARY TREATMENT | Stepped height of boundary fence from 1.8m high near the house to 1.0m high towards the rear |
| SITE CHARACTERISTICS | Semi detached property with existing small single storey rear extension/conservatory and flat roof front porch, side access to the rear garden which has a small shed |
| CHARACTER OF LOCALITY | Interwar development to the south west of Eastleigh (ELAC 19) consisting of blocks of terraces and hipped roofs. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| NIL | |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>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**

Eastleigh Character Area

**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 application consists of two proposals. One for the addition of a pitched roof to the existing porch and the other for a single storey rear extension following the demolition of the existing rear addition. The works to the porch roof with the addition of a 3.1m pitched roof is of minor scale and its design is sympathetic with the existing property and existing development visible within the street scene.

The size and design of the proposed 4.3m deep rear extension is also considered to be sympathetic to the existing property and the character of the locality due to its appropriate siting and scale. The design of the extension has been 'stepped' to reduce loss of outlook and light to the neighbouring property at No. 35. An existing rear extension at No. 31 also screens the 4.3m projection of the proposed extension from any impact on No.31. Therefore the extension's siting is considered acceptable. In terms of design whilst the stepped element is acceptable, there is a 'kink' of brickwork which extends out into the side elevation as a result of reducing the impact of the development on the amenities of No, 35. Whilst this element is slightly unusual, the development is not too dissimilar to the rear extension at no. 31, therefore in the context in which the design sits (and being positioned to the rear) the extension is considered acceptable in design and will not appear incongruous with the existing development within the area. Albeit with minor alterations, the development is also considered to maintain the predominant plot width of the property and thereby sympathises 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 the rear extension's appropriate siting and 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 Approval.