HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70496

DESCRIPTION	Two storey front and one and two storey rear extensions
ADDRESS	12 Grosvenor Road Chandler's Ford Eastleigh SO53 5BW

SITE VISIT DATE	14/03/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Left-hand side of front elevation pulled forward in a two-storey gabled extension to match the existing gable on the right, although slightly wider (4.7m v 4.2m). 3.2m single storey projection to the rear, with first floor element projecting 2.0m approximately centre of the rear elevation. Addition and alteration to windows in side elevations.
TOPOGRAPHY	Gentle slope up from the front of the plot towards the rear boundary
TREES	None affected by this application
BOUNDARY TREATMENT	Mix of 1.8m high fencing and fir trees/laylandii.
SITE CHARACTERISTICS	Detached two storey dwelling (originally constructed as modest bungalow). Half-hipped, cat slide roof with front dormer and projecting half-hipped gable element to front. Ridge height lower than neighbouring properties. Gravelled parking area in frontage with low front boundary wall and planting behind. Driveway continues along the western elevation of the dwelling to a detached garage located in the rear garden. Small/Medium rear garden.
CHARACTER OF LOCALITY	Mixed property age, style and size. Plot size similar, on-curtilage parking. A wide range of development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

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

n/a

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG 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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
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."

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 extensions is considered to be sympathetic to the existing property and the character of the locality due to variation in the street scene and the design reflecting the existing gable at the front. The rear alterations are not visible from the public realm and are fairly typical of this type of residential extension.

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 orientation of the dwellings, the use of a primarily single storey extension at the rear with the two storey element centred to reduce possible lighting impact. The first floor windows in each of the side elevations serve en suite bathrooms and would typically be obscure glazed. It is considered appropriate to condition the obscure glazing as the position of the windows has the potential to overlook.

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 condition.