REF. NO. F/11/69291

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension. 13 Beech Close, Chandler's Ford, Eastleigh, SO53 1NE.

SITE VISIT DATE – 21/07/2011

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide a conservatory/garden room to the rear of the dwelling.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	There are a number of trees to the front of the site but these will not be affected.
BOUNDARY TREATMENT	2.0 metre boundary hedge and fence to rear garden.
SITE CHARACTERISTICS	Modern two storey detached dwelling with detached double garage to front and parking area, with reasonable size garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly detached single and two storey dwellings on good size plots

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/04/51401	Proposed first floor extension and erection of conservatory to rear.	Approved Aug 2004

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No comments received.

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POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special Character Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Document : Chandler's Ford and Hiltingbury Character Areas – Hiltingbury Road West

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 the principle of that proposed and what is allowed under permitted development.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."

The proposal is considered to comply with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge and within an established residential area where the basic principle of development is considered to be acceptable, with any formal approval being based upon the exact nature, design and impact of that proposed being considered appropriate.

Permitted Development – In this instance the proposed rear addition does not require formal

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

planning approval as it can be constructed under permitted development. At 3.25 metres in depth it is well within the 4.0 metres allowed for single storey additions to detached dwellings and being 3.4 metres in height is under the 4.0 metres allowed. Given that permitted development rights have not been removed form the property, the application has to be approved, although in this instance there are no concerns regarding impact to neighbouring properties or the general character of the surrounding Special Character Area.

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.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to the conditions that would usually be applied to permitted development.