HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72425

DESCRIPTION	Single storey rear extension
ADDRESS	96 Brownhill Road Chandler's Ford Eastleigh SO53 2FL

SITE VISIT DATE	Application site inspected 22nd May 2013.
ARE PLANS ACCURATE?	The submitted drawings allow a comprehensive assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	In accordance with the Local Planning Authority's publicity of planning proposals all relevant neighbours have been consulted.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of an "infill "rear single storey addition with mono-pitch roof to elevations leading to a flat roof construction. Proposal projects 5.5 metres to the rear, with an eaves height of 2.5 metres.
TOPOGRAPHY	The application site is flat and level.
TREES	There are no trees in the vicinity of the application proposal.
BOUNDARY TREATMENT	The boundary treatment pertinent to this a proposal is the common boundary between the application site and the dwelling to the west number 98 Brownhill Road, consisting of a 1.8 metre high close board fence.
SITE CHARACTERISTICS	Significant detached dwelling situated in a generous plot. Dwelling constructed of brown facing brick work with concrete tiles.
CHARACTER OF LOCALITY	Well established residential area set within an attractive mature treed landscape.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	The application site has not generated any planning applications.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	The application site has not generated any third party correspondence

CONSULTATION RESPONSES

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

POLICY CONTEXT

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

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) Saved Policy 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 Policy DM1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Application site not situated within a Character Area

SPECIAL POLICY AREA

Application site not located within a Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, it is indivisible from good planning, and should contribute positively to making places better for people, Paragraph 56 and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, paragraph 58.

POLICY COMMENTARY

The above policies and guidance 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 – No consultations undertaken.					

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Other – No objection received from the Chandler's Ford Parish Council.					

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."

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, and loss of outlook, noise and fumes.

The size, design and finishing materials are considered to be sympathetic to the existing property. On the basis the proposed development is a single storey rear addition; there will be no impact on the character and appearance of the street scene of Brownhill Road.

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 relationship of the existing and proposed development and the low key nature of the extension.

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

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

For the reasons outlined in this report the recommendation is to permit the application.