REF. NO. F/11/69263

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey rear extension. 210 Market Street, Eastleigh, SO50 5QB.

SITE VISIT DATE – 20/07/2011

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide an enlarged kitchen/dining area on the ground floor and a third bedroom at first floor.
SITE AREA	Approx 144 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	None on or adjacent to the site.
BOUNDARY TREATMENT	1.8 metre close board fencing.
SITE CHARACTERISTICS	Two storey Victorian terrace house with a small front garden and larger garden to the rear with rear access off Grantham Road.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of Victorian terrace housing similar to the application dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No record of any recent planning history.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
n/a	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

REF. NO. F/11/69263

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential 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 : Character Area Appraisals – Eastleigh (ELAC 15)

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, its layout and design, impact on the residential amenity of neighbouring properties, as well as on the street scene and character of the area.

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 acceptable, with any formal planning approval being based upon the exact nature, impact and design of that proposed being considered appropriate and to accord with the relevant local plan policies.

Layout & Design – In terms of its design the extension is a simple two storey addition added to the existing rear two storey projection of the original house. It is relatively modest in scale and follows the style of the existing dwelling in its appearance. There are a number of other similar extensions to the rear of neighbouring dwellings, some of which are considerably larger

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

like that at No.208 next door so it will not appear out of place. In general design terms there are no concerns.

Residential Amenity – Due to the modest scale of the proposed extension, as well as the position of proposed and neighbouring windows, there will be no unacceptable overlooking of any neighbouring property or loss of light or outlook.

Street Scene & Area Character – While the extension will not be visible from Market Street it will be visible from Grantham Road to the north. However, the majority of the extension will be shielded from view by the rear extension to No.208, although that proposed is still considered to be acceptable. In terms of the general character of the area, the proposal raises no concerns.

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 conditions.