HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70398

DESCRIPTION	Addition of 3No. Side dormers to provide additional first floor living accommodation
ADDRESS	1 Sycamore Avenue Chandler's Ford Eastleigh SO53 5RJ

SITE VISIT DATE	30/03/12
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 add 3 dormer windows to the side elevation of the property which front Sycamore Avenue
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	Open car park frontages and hedged treatment to Heathfield Road
SITE CHARACTERISTICS	Corner plot consisting of a bungalow with access and entrance off Sycamore Avenue. Existing conservatory and garage
CHARACTER OF LOCALITY	Within the Hiltingbury Road West Character Area which encourages development to: retain garden depth, have compatible design in building work that fits well within the street scene.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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

Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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

Permitted Development

Under the Town and Country Planning (General Permitted Development) (Amendment) Order 2008, Schedule 2, Part 1, Class B, a planning application is required as the proposed dormers will extend beyond the plane of the existing roof slope which forms a principal elevation and fronts a highway.

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 proposed dormers are considered to be sympathetic to the existing property and the character of the locality due to their appropriate size, design and positioning. The site is located on the corner of Sycamore Avenue and Heathfield Road, which allows for a side parking area and informal main entrance. Whilst technically it is the 'side' elevation that runs parallel with Sycamore Avenue, its features and prominence in addressing the street means that it is constituted as a principal elevation. The proposed dormers are to be sited on this principal elevation thus addressing the street in the same manner that the other properties within the street do. These properties are regular in terms of their design and orientation, a feature being a front long dormer. Whilst the design of the proposed dormers vary from this character feature, essentially the principle of this type of development is acceptable.

The proposed 3 no. dormers consist of a pitched roof design (except the middle dormer with a semi circle feature) and are evenly positioned on the roof slope. Whilst the other dormers seen within the street scene are of a long flat roof design, thus contrasting with this design, in isolation their design is considered acceptable and follows good design features where the roof frames the outlines of the dormers and where they split across the roof slope. Such guidance can be seen within the Supplementary Planning Guidance on 'Quality Places.' Therefore, whilst different, I do not consider that the proposed dormers, by way of their appropriate design and thereby size and positioning, will visually harm the resident street scene or be detrimental to the character and appearance 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 siting of the proposed dormers.

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 saved Policy 59.BE and the Hiltingbury Road West Character Area appraisal.

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

CONCLUSION

Recommend Approval