HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69697

DESCRIPTION	Erection of single storey rear extension
ADDRESS	9 Darwin Road Eastleigh SO50 4GZ

SITE VISIT DATE	28.11.11
ARE PLANS ACCURATE?	Yes however there are no existing elevations that show the existing single storey flat roved extension measuring approximately 5m(d) by 2m(w) by 3m(h)
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of single storey "L" shapped rear extension which stretches over the rear elevation of the property and measures 3m(h) by 2.4m(d) increasing to 8m(d) conatining various windows and doors.
TOPOGRAPHY	Flat, level site.
TREES	No TPO trees will be affected by the proposal however some boundary screening will be lost.
BOUNDARY TREATMENT	Mixture of low level (1.2m) mesh fencing and close boarded fencing with mature planting, hedging, and trees
SITE CHARACTERISTICS	Semi-detached two storey house set further forward on the plot than other properties in the street. The property is on a good sized plot with driveway parking to the front, side pathway leading up the northern boundary and leading to a large rear garden which contains a large gazebo.
CHARACTER OF LOCALITY	Residential area of similar terraces and pairs of semi detached houses with cat slide roves, some set forward on the plot and some set much further back.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/56623	One and two storey rear extension	Permitted May 2006
F/05/54304	Two storey rear extension	Permitted Aug 2008

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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 : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 5

SPECIAL POLICY AREA

Not within a Special Policy Area

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 residential amenity, street scene, and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
None				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
None				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

Previously permission was granted for a single and two storey extension, which included a similar "L" shaped design at two storey. The previous permission was much bulkier and although not as deep a projection as that currently proposed is considered to have a greater impact that that currently proposed. Since consideration of the previous permission there have been no material changes in policy.

The design of the proposal with its expanse of flat roof is not considered the most attractive and although the site falls within Character Area ELAC 5 it is not considered to have a detrimental impact on the street scene or the wider character of the area as development is isolated out of view at the rear of the property

The size of the extension is considered to be acceptable. Although it is a deep extension at 8m deep, it is only 3m deeper than the existing single storey extension. The neighbouring property closest to the deep projecting extension (No.11) is set back further within their plot so the extension will only project beyond their rear elevation by approximately 2.5m and is therefore not considered to appear overly large. The proposed windows in the northern elevation are in similar locations and are of similar sizes to windows contained within the existing extension and are therefore not considered to result in any increased potential for overlooking. The shallower element of the extension is located immediately next to a single storey extension/conservatory at No.7 and is therefore not considered to have any detrimental impact.

There would not be any other unacceptable impacts to neighboring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the existing property and the appropriate size and design of the proposed development.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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

The proposed development is considered to comply with the requirements of Policy 59.BE and is therefore recommended for approval, subject to conditions.