HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72748

DESCRIPTION	First floor rear extension
ADDRESS	14 Kestrel Road Eastleigh SO50 9LN

SITE VISIT DATE	22/07/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, on an existing single storey extension, 3.2m deep, 4.7m wide, with hipped roof form.
TOPOGRAPHY	Flat site.
TREES	None affected by this application.
BOUNDARY TREATMENT	Mix of 1.8m fencing well screened by hedging.
SITE CHARACTERISTICS	End of terrace, inter-war former Council, two storey dwelling with frontage garden/parking area and rear garden accessing onto back accessway.
CHARACTER OF LOCALITY	Part of the Aviary estate, an inter-war Council housing estate. Range of primarily semi-detached or terrace properties with formerly front gardens generally now used for parking and rear gardens with garage/store structures at the ends of gardens accessing onto rear accessways. A range of development on the rear of properties, limited alterations to frontages. The estate is recognised as a special policy area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/39365/001/00	SINGLE STOREY REAR EXTENSION	02/01/2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	
ARA	No comments received.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Within Special Policy Area

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 183.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM10
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area (area 24)

SPECIAL POLICY AREA

The Aviary Estate Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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	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."

MATERIAL CONSIDERATIONS

Principle: The development site is located within the built urban edge and an established residential area. The principle of development is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with the relative local planning policy and guidance.

In this case, the relevant local plan policy is 59.BE which 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.

Also relevant is policy 183.LB, specific to the Aviary Special Policy Area, which requires development to reflect the character of the existing development in size, scale, architectural style, materials and detailing.

Character and Appearance: The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality. The extension is sited to the rear of the property and does not disrupt the character of the terrace from the public realm. The extension has been designed to reflect the character of the property through the use of a hipped roofline as seen on the adjoining terrace property and would utilise materials to match the existing, which would be conditioned.

Residential Amenity: The proposed extension has been assessed in relation to the Council's Quality Places SPD and complies with the daylight guidance in relation to the neighbouring properties. No comments have been received from the residents at these properties. The light to the patio doors of no. 14 will be compromised, however this application has been submitted by the residents here and provides them with additional accommodation that they require.

There will not be increased overlooking, as the extension will replace two rear windows with two smaller windows. There are no windows proposed for the side elevations.

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

There is sufficient off-road space to accommodate the parking requirements for the property.

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

Recommend permission, subject to standard conditions.