REF. NO. F/11/69704

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of single and two storey rear extensions and alteration to roof to include 1No. rear dormer window. 7 Sherwood Road, Chandler's Ford, Eastleigh, SO53 5DF.

SITE VISIT DATE – 06/10/2011

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/family space at ground floor, an enlarged bedroom at first and master suite within the loft.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	No trees on or adjacent to the site will be affected.
BOUNDARY TREATMENT	1.8 – 2.0 metre fencing and planting, together with a number of trees to the rear.
SITE CHARACTERISTICS	1950s two storey detached house with parking to the front and private garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of detached single and two storey dwellings on sizable plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/32455/000/00	Two storey extension.	Approved Mar 1992
4097C	Carport.	Approved 1968
4097B	Conservatory.	Approved 1968
4097A	Extension.	Approved 1967
4097	House and garage.	Approved 1954

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

REF. NO. F/11/69704

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 Within Special Character 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 : Chandler's Ford and Hiltingbury Character Areas - Kingsway

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

COMMENT ON CONSULTATION RESPONSES

Nothing further to add.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

area where the principle of development is acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local plan policies and guidance.

Layout & Design – The proposal will square off the current footprint and floor plan on each floor to provide the additional accommodation sought. The resulting form and design of the extension is appropriate to the existing dwellinghouse and will not appear out of place.

Residential Amenity – While the proposal does include a dormer window to the rear, the existing loft is already used as habitable accommodation and includes rooflight windows. This proposed dormer looks towards the rear of the property down the back garden and will result in no more loss of privacy to any neighbouring properties than the current situation. A new rooflight window is shown within the side elevation but this can be conditioned as obscure glazed.

With regards to other amenity issues such as outlook and overshadowing, the proximity and orientation of the application dwelling in relation to its neighbours is such that no problems will occur.

Street Scene & Area Character – As the proposed additions are to the rear of the dwelling there will be no impact upon the street scene. In terms of the Special Character Area, the proposal will have no adverse or unacceptable impact.

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.