REF. NO. F/11/69518

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension and relocation of existing garage (amended design). 297 Hursley Road, Chandler's Ford, Eastleigh, SO53 5PJ.

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 a conservatory/garden room, utility room, W.C. and a replacement garage. This is a slightly amended scheme to provide a pitched roof to the garage rather than the previously approved flat roof.
SITE AREA	Approx 1140 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	There are a few protected trees to the front and around the site but none will be affected by the proposed extension.
BOUNDARY TREATMENT	The front boundary is marked by a 2.0 metre high planting and larger trees and the rear garden boundaries are marked by 2.5 – 3.0 metre high evergreen hedges.
SITE CHARACTERISTICS	Four bed chalet style property with detached single garage to the rear of the house accessed via a driveway to the side. Parking to the front and large private garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly detached dwellings on good size plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/68176	Single storey rear extension and relocation of existing garage.	Approved Jan 2011
Z/11168/005/00	Alterations and extension to create a two storey dwelling with front and rear facing dormer windows, rear facing balcony and addition to front porch.	Approved Mar 2004
Z/11168/002/00	Alterations to roof to provide accommodation.	Approved Jul 1981

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

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 the street scene and character of the surrounding 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

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 general principle of development is acceptable. Any formal planning approval is then based on the proposals being in accordance with the relevant local plan policies and its impact being considered appropriate. Also of relevance is the recent approval for almost exactly the same proposal, which sets the precedent for this application.

Layout & Design – The proposed rear additional is simple in its design and is considered appropriate for the application dwelling. While the garage is a little shorter than normally required there is more than sufficient off-road parking on site and the proposed addition of a pitched rather than flat roof is acceptable in design terms.

Residential Amenity – The proposed addition sits in approximately the same position as the existing garage which it is to replace, although will be higher with the pitched roof. However, there is a 3.0 metre high evergreen hedge along the boundary which will shield the whole structure from the neighbouring property to the north. Due to the position and height of the proposed extension, there will be no unacceptable impact on any neighbouring property.

Street Scene & Area Character – As the extension is tucked away at the back of the dwelling and the garage is set well back from the road, there will be no impact on the street scene or the general character of the surrounding area.

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.