HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71031

DESCRIPTION	Single storey rear extension
ADDRESS	13 Western Road Chandler's Ford Eastleigh SO53 5DL

SITE VISIT DATE	16/07/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear extension, 5.3m deep, 4.7m wide, sited on the east side of the rear elevation.
TOPOGRAPHY	Slight levels changes but fairly flat.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.8m fencing and mature planting.
SITE CHARACTERISTICS	Modest single storey dwelling in good sized plot with mature, landscaped garden. Detached garage towards the rear of the dwelling with shed to the rear of that.
CHARACTER OF LOCALITY	The site is sandwiched between two large dwellings, the chalet style two storey dwelling to the west in a corner plot extending beyond the rear elevation of the bungalow at no. 13. The large two storey dwelling to the east is sited on a similar building line to the bungalow, and has been extended to the rear with a two storey extension on the east side of the rear elevation and a conservatory on the west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/05454/002/00	SINGLE STOREY FRONT EXTENSION	24/08/1994 Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	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 : Quality Places

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area (Kingsway – area 3)

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, 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

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

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 proposed extension is single storey in nature, in keeping with the existing bungalow. The roof angle of the extension reflects the angle of the main roof and the choice of materials will match those on the existing building.

The extension is deeper than that typically allowed, however, given both the neighbouring properties are considerably larger than this bungalow and extend beyond the point this extension would come; and the garage on the site sits between the extension and no. 15, there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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 Policy 59.BE.

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

Recommend permission subject to condition.