HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71062

DESCRIPTION	Single storey rear extension
ADDRESS	16 Vespasian Way Chandler's Ford Eastleigh SO53 2DF

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	As above, small extension on side of existing extension
TOPOGRAPHY	Site slopes down front to back.
TREES	None affected by this application
BOUNDARY TREATMENT	Fencing and planting
SITE CHARACTERISTICS	Detached bungalow with existing extension to rear and raised deck. Fairly long, narrow garden, which has been tiered and landscaped. Well-screened.
CHARACTER OF LOCALITY	Residential area of primarily bungalows, with a number of loft conversions retaining the character of a single storey dwelling. Range of rear extensions in vicinity.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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 (7. Scantabout and Peverells Wood)

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
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 principle of the proposed development is acceptable, as the site falls within the built area and an established residential area.

The works involve a very small extension to an existing extension, 1.4m wide, and matching the depth of the existing projection. Whilst it will bring the building closer to the neighbouring property, no. 18, the boundary is well screened and due to the fall of the land, the extension is lower.

There are no issues regarding overlooking or loss of light or outlook and the extension is considered to be sympathetic to the existing property as it is simply an extension of the existing rear projection. The addition of a glass lantern has no significant impact on the character of the property. None of the proposed development will be visible from the street and this type of extension is typical for the style of property and characterise of this locality.

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.