HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70201

DESCRIPTION	First floor side extension, single storey rear extension, new front porch and addition of 3No. Dormer windows
ADDRESS	63 Winchester Road Chandler's Ford Eastleigh SO53 2GG

SITE VISIT DATE	09/02/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Land slopes from NW to SE and NW to SW
TREES	None affected
BOUNDARY TREATMENT	1.8m high fence although higher sloped ground levels
SITE CHARACTERISTICS	Detached property set back and above Winchester Road. Existing rear conservatory and single storey garage integrated to the existing roof through a catslide roof.
CHARACTER OF LOCALITY	These properties along Winchester Road South defined as a special character area under the Supplementary Planning Guidance for Chandlers Ford and Hiltingbury. These properties are of detached form and vary in width from spanning the full width of the plot to those with gable ends from the main road. Winchester Road is a main thoroughfare to and from Chandler's Ford centre and the M3

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received

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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area: Winchester Road South

SPECIAL POLICY AREA

N/A

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 residential amenity, 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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 development application consists of 4 parts:

- First floor side extension above the existing attached garage
- Single storey rear extension measuring 3.4m wide x 2.7m deep x 4.4m high
- Erection of front porch
- Addition of 3 no. rear dormers

The size and design of the proposed first floor addition is considered to be sympathetic to the existing property and the character of the locality due to its sympathetic size, and design. The proposed extension will not increase in any footprint, however seeks to balance the roof of house through a first floor addition for an ensuite, designed with half-hip roof. This design feature, although adding some bulk at first-foor level, retains symmetry with the existing property without significantly worsening its visual impact on the street scene and the visual ascend up Winchester Road. In fact this addition will be viewed as a natural extension to the existing roof. Therefore this element is considered appropriate and acceptable. To compound this view, No. 3 Kingsway to the rear of the site have had a one and a half storey side extension and addition of dormer windows in the rear recently approved.

In terms of the rear extension, a significant footprint of the proposed extension is already in situ through the existing 5.7m wide x 4.5m deep rear conservatory. The proposed rear extension effectively replaces and extends this feature into a double skinned rear extension, increasing its height to 4.4m and width to 9.1m as well as adding a tiled roof. Whilst there is an increase in height and width, I do not consider this to be excessive given the significant footprint and elevated conservatory already in situ and as such any further visual impact to the character of the area and neighbouring properties will be minimal.

With regards to the front porch, the size, height and design is considered to respect the front of the existing property, remaining subservient to it and also compatible in design with the character of good quality adjacent properties. Also the set back nature of the property plus the front boundary treatment will reduce any visual impact on the street scene and thereby character of the area.

With regards to the rear dormers, notwithstanding the recent approval for such development at 3 Kingsway Gardens whose garden runs adjacent to the development site, the dormers are of single design easily framed by the roof plane, as such follow good design principles, in particular those contained within the 'Supplementary Planning Guidance : Quality Places.' There will be no increase in overlooking above that is natural for these sloping gardens. Therefore the dormers in terms of their design and siting respect both visual and neighbour amenities.

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 and thereby respects the Winchester Road South Special Character 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.

CONCLUSION

Recommend Approval