HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69959

DESCRIPTION	Single storey rear extension with timber deck and steps
ADDRESS	131 Hursley Road Chandler's Ford Eastleigh SO53 1JE

SITE VISIT DATE	19.12.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Removeal of existing conservatory and its replacement with a single storey rear extension spanning the width of the property (6.7m) with a pitched roof measuring a total height of 4m (from finished floor level) and containing two southerly facing velux windows. The proposed rear gable is fully glazed and there is side access to a decked area with metal and glass balustrade measuing 1m(w) with steps that lead to the rear garden.
TOPOGRAPHY	The front of the site (west) is relatively flat however from the middle the site starts to slope steeply in an easterly direction and gently downwards in a northerly direction.
TREES	TPO 295 – T21 – Walnut in rear garden on the northern boundary TPO58 – G44 – 2 Beech, 1 Horse Chestnut, 4 Coniferous to front of property. The are numerous trees to the front of the property and some smaller trees on the rear northern boundary however all are a sufficient distance from the proposal that no trees will be affected by the proposed development.
BOUNDARY TREATMENT	1.8m+ close boarded fencing to all rear boundaries with various semi-mature trees to the northern boundary.
SITE CHARACTERISTICS	Detached two storey gable fronted 1970's house on a large plot set away from the road by approx 15m. To the front is a large tarmaced parking area/driveway with side access along the southern boundary to a detached flat roofed garage and large rear garden which steps down at various points as the land drops away.
CHARACTER OF LOCALITY	Residential area made up of mainly detached and semi-detached two storey dwellings of varying ages from Victorian to 1960s, all on good size plots set back from the road or off parallel service roads.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers 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 Document: Quality Places

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

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, trees, street scene, and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
No comments.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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 application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

The proposed extension would fall under permitted development, had the decked area, balustrade, and steps not been required to gain satisfactory means of access/egress.

The extension, because of the changes in land levels, appears quite substantial however it projects to a similar depth as the existing conservatory, it is only single storey, smaller than the footprint of the original house and is therefore considered to be sympathetic to the existing property. The pitch of the roof matches the host dwelling and with materials to mach will assimilate well.

The proposed decked area is modest at only 1m deep however due to the land levels is suspended 1.5m above ground level. The decked area, although high will not allow for any greater views across neighbouring gardens above and beyond that that the existing conservatory allows and is not wide enough for any extended periods of use, such as sitting out. The extension and decked area are located next to the neighbouring garage of 131a, the detached garage belonging to the host property, and a two storey extension at No129a. These structures prevent any direct views into areas of amenity and obscure any direct views of the extension. The proposal is not therefore considered to have any unacceptable impact on any other adjoining residential 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.

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

The proposed development is considered to comply with the requirements of saved Local Plan

CONCLUSION

Policy 59.BE and is therefore recommended for approval subject to conditions.