REF. NO. F/11/68860

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey front extension. 4 Fir Tree Close, Horton Heath, Eastleigh, SO50 7BZ.

SITE VISIT DATE – 11/05/2011

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide an enlarged study and dining room, as well as a new enclosed porch.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	No trees will be affected.
BOUNDARY TREATMENT	Open to the front, 1.8 metre fencing to the sides.
SITE CHARACTERISTICS	Modern detached two storey dwelling on an estate of similar properties. The house shares a driveway with two other properties, has a single attached garage to the side with driveway parking for two cars in front. Open front garden and private garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and mainly made up of modern family housing similar to the application property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/53806	Single storey side and rear extension and rear conservatory.	Approved May 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection.

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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
Supplementary Planning Document : Character Area Appraisals – Bishopstoke, Fair Oak and Horton Heath (BIFOHH 53)

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 residential amenity, as well as upon 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 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, with any final approval being based upon the exact nature, design and impact of that proposed being considered appropriate.

Layout & Design – The extension is a simple single storey front addition with reflects the symmetry of the property and its architectural style. In terms of its appearance it is therefore

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

considered to be acceptable. A further issue to consider is whether sufficient room for off-road parking can still be provided. Presently there are two spaces on the driveway in addition to the garage. While one of these spaces will be reduced in depth, there will still be sufficient room to park a vehicle on the driveway without causing any obstruction to the shared driveway.

Residential Amenity – Due to the position and nature of the proposed extension there will be no adverse impact upon the residential amenity of any neighbouring property.

Street Scene & Area Character – As has been stated above, the proposed extension follows the style and existing symmetry of the dwelling and should fit in reasonably well to the street scene and not result in any unacceptable harm to the general character of the 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.