HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71049

DESCRIPTION	Single storey rear extension
ADDRESS	Rose Cottage 8 Firwood Close Chandler's Ford Eastleigh SO53 1HN

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, 4m deep, 4.7m wide, flat roof extension with lantern in roof, infilling southern corner.
TOPOGRAPHY	Slight level change outside of the site, so the properties behind (7 and 7A Firwood Close) are sat lower.
TREES	None affected by this application
BOUNDARY TREATMENT	1.8m high fencing
SITE CHARACTERISTICS	Large detached two storey dwelling on corner of Firwood Close and Common Road. Garage and parking to front, good size rear garden. Some tree screening along rear and side boundary.
CHARACTER OF LOCALITY	Firwood Close is a recent development of detached dwellings with detached garages. It is accessed from Common Road, which finishes just pass the junction with Firwood. Common Road consists primarily of bungalows, with two storey dwellings at each end of the road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/05215/015/00	ERECTION OF DETACHED DWELLING WITH GARAGE AND FORMATION OF NEW VEHICULAR ACCESS TO FIRWOOD CLOSE	20/12/2000 Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
7a Firwood Close	No objection
11 Common Road	Support application

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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

n/a

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, 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

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 size and design of the extension is considered to be sympathetic to the existing property and the character of the locality. The property is a stand-alone dwelling of a different design to the surrounding properties. The extension infills the southern corner of the property and does not project beyond the rear elevation. The use of a glass lantern in the roof is not typical of the area, but given the individual character of the property and siting of the extension which limits views of the structure, it is acceptable.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to distance between this property and the dwellings to the rear and the siting of the garage belonging to no.7.

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.