HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70724

DESCRIPTION	Single storey front and side extension, raising of roof and loft conversion to provide habitable accommodation with front and rear dormers
ADDRESS	Nyetimber 145 Hocombe Road Chandler's Ford Eastleigh SO53 5QD

SITE VISIT DATE	02/05/2012
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, including 3 front dormers, 2 rear dormers and 1 rooflight.
TOPOGRAPHY	Fairly flat site.
TREES	There are protected trees on site and in adjacent sites, however they are not directly affected by the scheme and there is no objection from the Council's Arboricultural Officer.
BOUNDARY TREATMENT	Open boundary with no. 147, hedge and planting between 143 and 145. Mix of planting and trees on front boundary.
SITE CHARACTERISTICS	Currently small single storey dwelling with parking to the front and small rear garden. Protected trees along frontage.
CHARACTER OF LOCALITY	Mix of predominantly two-storey dwellings, of differing style, size and age. Range of plot size and some variation in building line. Acadian environment. Site is sandwiched between 2 two-storey dwellings.

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
CRT	I do not object to the above application.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	Please condition the following.. 1. Protective fencing must be erected as per the Tree Conservation Considerations Plan submitted with the application. Once erected the LPA must be informed and the fencing must be retained in its approved form for the duration of the work. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

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
Supplementary Planning Document : Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Condition can be imposed should permission be granted.				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		

COMMENT ON REPRESENTATIONS RECEIVED

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.

This site is located within the urban edge and in an existing residential area. The principle of development is therefore established. Proposals to convert single storey dwellings into chalet dwellings to provide accommodation in the roof are fairly common, however they can be difficult to achieve successfully and require full and proper account of the existing dwelling, neighbouring properties and the general character of the area.

In this case, given that the site is situated between 2 two-storey dwellings, there is scope to increase the height of the ridge to provide the desired accommodation.

The proposed scheme changes the character of the dwelling from a modest bungalow with a pyramidal roof to a more substantial chalet with barn hips. Although the increased width of the dwelling (to within 1.0m of the boundary) and the increased ridge height (from 5.5 to 7.2m) would heighten the dwelling's prominence in the street scene, it's position between the two storey dwellings and the tree screening limits the impact; and the design is not unsuitable for the Arcadian character of the area.

In terms of impact on neighbouring residents, there are no additional windows proposed in the side elevations and the relationship between these properties suggests there would be limited impact as a result of the proposed development. The addition of dormer windows to the rear (one to serve a bathroom, one a bedroom) would lead to some overlooking of No.1 Rothville Place's rear of the garden, but this would be no worse than from other properties or from No.1 into the rear garden of the application site and is fairly typical of what is found in suburban residential area.

The proposed garage is below acceptable standards, however would be suitable for cycle storage. There would be sufficient space on the frontage to accommodate parking for 3 cars.

Whilst the garden is already small, the proposed development will not take up any of the rear amenity space, if fact increasing the useable space by facilitating the removal of the garage. The garden meets SPD standards at 61% of the floor space and so would not constitute overdevelopment of the plot.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The development therefore complies with the requirements of saved Policy 59.BE of the adopted local plan.

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 conditions.