REF. NO. F/13/72361

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of single storey rear extension and relocation of window to side. 180 Twyford Road, Eastleigh, SO50 4HU.

SITE VISIT DATE – 06/06/2013

ARE PLANS ACCURATE? – Basic but sufficient.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide additional living accommodation for the ground floor and to move an existing bathroom window from the rear elevation to the side elevation.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	None will be affected.
BOUNDARY TREATMENT	Open to the front with 1.8 metre high timber fences to the side and rear boundaries.
SITE CHARACTERISTICS	Early 1960s chalet style semi-detached dwelling with a small lean-to addition to the rear, which is to be removed. Garden to the front with driveway parking and detached garage to the side. Private garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature and made up of a mixture of mainly semi-detached dwellings of varying ages and styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
6458/2	Dwelling and garage.	Approved 1961

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
n/a	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

REF. NO. F/13/72361

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Character Area Appraisals – Eastleigh (ELAC 33)
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance 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 the residential amenity of neighbouring properties, as well as upon the general character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

n/a

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 where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary guidance. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which requires development to take full and proper account of the context of the site including the character and

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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, and noise and fumes. Also of relevance is Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 which essentially reiterates the above requirements.

Layout & Design – The proposed single storey rear extension, at approximately 3.3 metres depth is only marginally over the 3.0 metres usually allowed under permitted development. Being between 3.0 and 6.0 also means that the extension could be built under the recently revised permitted development regulations. However, the application was submitted prior to this legislation coming into effect.

In terms of its form, scale and design the proposed extension is considered to be acceptable and appropriate for the dwelling and raises no concerns.

Residential Amenity – Given that the proposed extension is only marginally over that usually allowed under permitted and well within the limits of the new legislation, there will be no significant impact upon the amenity of any neighbouring properties in terms of loss of privacy, light or outlook.

With regards to moving the current bathroom window to the side elevation, again this raises no amenity concerns and again can be undertaken via permitted development as it is to the ground floor.

Area Character – Given that the proposed extension is to the rear of the dwelling, there will be no impact upon the street scene or upon any public vantage point. Given its modest scale and minimal impact upon any neighbouring properties, it is also considered to be acceptable in that it will cause no real harm to the nature of character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The application is considered to meet the requirements of saved Policy 59.BE of the current adopted local plan and to meet the guidance contained within the Council's 'Quality Places' Supplementary Planning Document. As such the application is recommended for approval subject to conditions.