HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71739

DESCRIPTION	Single storey rear extension
ADDRESS	14 Regent Road Chandler's Ford Eastleigh SO53 2GU

SITE VISIT DATE	20/12/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension, 4.0m deep, 7.0m wide, with pitched roof to tie in with main ridge.
TOPOGRAPHY	Flat site
TREES	None affected by this application.
BOUNDARY TREATMENT	Wall/fence between 1.5m-2.0 in height.
SITE CHARACTERISTICS	Modest semi-detached single storey dwelling with side access and good sized rear garden and front garden.
CHARACTER OF LOCALITY	Move from area of two storey dwellings to single storey dwellings of a similar age as turn the corner of Regent Rd. some alterations and extensions, including a sizeable extension at 12 Regent Rd.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	None for the application site	
Z/07418/001/00	12 Regent Rd - CONSTRUCTION OF SINGLE STOREY REAR EXTENSION AND ATTACHED GARAGE	Permitted, 11/06/1997

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	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
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance : Residential Parking Standards

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, highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
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

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

Principle – The development site falls within the urban edge and an established residential area, therefore the principle of development is accepted subject to the nature, scale and design of the proposal and its compliance with the relevant local planning policies.

In this case, the relevant policy is saved local plan policy 59.BE which 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.

Design – The proposal is fairly typical of the type of extension that would normally be seen on this style of property. Whilst the extension does project beyond the flank wall of the dwelling and will be visible from the public realm, this is a very small element and will not be intrusive.

Highway Matters – The proposed works increase the number of bedrooms from 2 to 3, therefore the parking requirement as set out in the Residential Parking Standards SPD remains at 2 spaces. Whilst the addition of the extension will restrict access to the side of the property, there is sufficient space further forward to accommodate the necessary parking.

Residential Amenity – The proposed extension will not create an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting and design of the structure.

The site retains a good sized garden and the proposals do not result in the overdevelopment of the plot.

The development is therefore considered to comply 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 standard conditions.