HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69850

DESCRIPTION	Single storey front and side extension following removal of garage (amended description)
ADDRESS	1 Sheffield Close Bishopstoke Eastleigh SO50 6NP

SITE VISIT DATE	19/12/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Land Slopes from north to south
TREES	None
BOUNDARY TREATMENT	Open front boundary with existing dropped kerb
SITE CHARACTERISTICS	Detached bungalow situated on levels
CHARACTER OF LOCALITY	Residential – 1970s detached development off Church Road

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/24874/000/00	**relocation of boundary wall and fence**	REF 1980
Z/24874/001/00	**erection of boundary wall and fence**	PER 1981
F/11/68548	**Single storey front & side extension, following removal of garage**	PER 2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	Concern at being out of keeping with the area and that work is nearly complete.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
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

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

n/a

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 residential amenity, highway matters, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Impact on area character to be addressed below. Site visit conducted 19/12/11 and work not commenced.				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Essentially the scheme is a renewal of planning permission F/11/68548, with the exception being the increase in the size of the porch to 3.6m x 2.0m.

The size and design of the proposed front and side extension is considered to be sympathetic to the existing property and the character of the locality due to its appropriate size and design. Whilst the description of the proposed development is for a front extension in essence this is for a porch which exceeds that allowed under PD. The porch is elevated and follows the design of the existing bungalow through it dual pitched roof which is tied into the north eastern roof slope of the main dwelling and the side extension converts the garage to a habitable room and increases the propertys width by 1.0m. In terms of design this element also respects the cat slide roof over the existing garage, therefore the design of the development is considered sympathetic with the existing property. Whilst elevated due to the topography of the land on which the development site sits, I do not consider that the proposed extensions will lead to an intrusive or incongruous form of development. Whilst no other immediate examples of such a development and notwithstanding the prominence of the site on the street and wider Dartington Road character, the proposed extension is considered an appropriate and compatible development for the area.

Highway issues – The Head of Transportation and Engineering was not consulted on this application however carrying forward the issues of F/11/68548, two off road car parking will need to be provided to satisfy parking standards. The same considerations for parking apply with the need to extend the hardstanding area for tandem parking to the SW. As such it is prudent to add the same condition requiring two off road parking spaces.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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 approval no further conditions except materials to match.

REF. NO. «AltRef»