HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74483

DESCRIPTION	Two storey side extension, alterations to roof to provide first floor living accommodation and lower ground floor extension with terrace above
ADDRESS	108 Pitmore Road Eastleigh SO50 4LT

SITE VISIT DATE	18/06/14
ARE PLANS ACCURATE?	Yes. No block plan has been provided, however it is considered there is sufficient information to make a determination on the application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Site slopes down from north to south and steeply from east to west.
TREES	Lower part of garden covered by TPO. No trees affected by proposed development
BOUNDARY TREATMENT	Open frontage, fencing
SITE CHARACTERISTICS	Modest single store pyramid roof dwelling with frontage garden/parking and large, steeply sloping rear garden.
CHARACTER OF LOCALITY	Residential area of mixed size, type and design of dwellings, typically with frontage parking and long rear gardens. Majority of properties have been extended or alteration and provide accommodation in the roof.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/26794/000/00	ground floor extension and new car port	17/05/1983, permit
F/05/55627	Alterations and extension to create a two storey dwelling with integral garage, front porch and raised patio area at rear	27/01/2006, permit
F/13/72734	Alterations and extension to create a two storey dwelling with integral garage, front porch and raised patio area at rear	WITHDRAWN (RET'D UNDETERMINED)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ALLB	No comments received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Zone

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area (Area 2)

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

The National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people, (para. 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para. 58).

POLICY COMMENTARY

The above policies and guidance 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	x	See below		

COMMENT ON CONSULTATION RESPONSES

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

Principle:

The site falls within the built urban edge in an established residential area. The principle of development is therefore accepted, subject to the works being appropriate in nature, scale and design, in compliance with the relevant local planning policies and guidance.

In this case, the relevant saved Eastleigh Borough Local Plan Review 2001-2011 policy is 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 and Layout:

The design of the scheme is not dissimilar to the 2005 approved scheme, albeit larger. The street scene along Pitmore Road has evolved significantly in recent years and there is a wide range of design approaches through the street. It is considered the proposed scheme would not be out of keeping with the character of the area.

The scheme utilises the topography of the site to provide a semi-basement with patio above. The raised patio/decking is a feature along the street due to the significant level changes. The comprised part of the 2005 approved scheme and it is considered there have been no significant changes in the context of the site that would affect the acceptability of this element.

Residential Amenity:

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the orientation of the properties and relationship with the adjoining properties. No objection has been received from residents.

The site is considered to retain a good sized garden therefore the proposals are not considered to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

result in the overdevelopment of the plot.

Nature conservation
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was required for this development as it falls inside the designated zone of impact.

The development is therefore complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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.

CONCLUSION

Recommend permission subject to condition.