HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72021

DESCRIPTION	Two storey front extension
ADDRESS	15 Ascot Road Horton Heath Eastleigh SO50 7JP

SITE VISIT DATE	19.3.13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of a two storey gabled front extension to create a double fronted property with a reduced height and recessed porch in the middle.
TOPOGRAPHY	Flat level site
TREES	There are no trees on or adjacent to the site that would be affected by the proposed development.
BOUNDARY TREATMENT	The front boundary consists of a mixture of low level hedging and planting.
SITE CHARACTERISTICS	Detached two storey house on a corner plot with a modest front garden area that sets the property back from the street. To the side of the property is a driveway area which leads to the rear garden. Opposite is an area of public open space.
CHARACTER OF LOCALITY	1990's estate of multi headed cul-de-sacs containing varying designs of detached, semi-detached, and terraced housing. Several of the detached properties in the immediate vicinity have had similar front extensions.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary 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 Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 58

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
None				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to the scale or form of development proposed.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The size and design of the proposed extension is considered appropriate. The second gable creates a balanced and symmetrical property. It will close up some of the spacing between it and the neighbouring property however the close proximity of properties to eachother are common in this area.

Residential Amenity: Due to parallel siting of the property in relation to its neighbour and the appropriate size, siting, and design of the extension there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Street Scene/Character Area: The proposed development will be clearly visible within the street scene and will significantly alter the physical appearance of the property however several other properties in the immediate vicinity have undertaken similar extensions and demonstrate that the proposal will not look out of keeping. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

Other Matters: The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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.

CONCLUSION

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.