HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/71946

DESCRIPTION	First floor side extension
ADDRESS	8 Hiltingbury Close Chandler's Ford Eastleigh SO53 5NY

SITE VISIT DATE	10/04/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, sited on the existing attached garage.
TOPOGRAPHY	The dwelling is sat down from the road with the front garden/access stepped down to the entrance. The dwelling and the garden area immediately to the rear is generally flat, with the garden to the rear of the garage and to the side stepped up at a slightly higher level.
TREES	Blanket TPO across the whole area. None affected by this application.
BOUNDARY TREATMENT	Mix of approx. 1.8m high fence / wall with planting. Open frontage.
SITE CHARACTERISTICS	End of terrace, two-storey dwelling at the end of a cul-de-sac. Attached to the house is a single storey, flat roof structure which provides a garage for numbers 7 and 8. The frontage provides a parking area with front garden and the rear garden wraps around the rear and side of the garages to the meet the highway.
CHARACTER OF LOCALITY	A relatively small close comprising three short terraces. Generally frontages parking with some space retained for landscape/visual amenity purposes. Rear gardens are typically quite small and back onto the side of properties in Gordon Road and Hiltingbury Road. Some development has occurred along the close, as it typical of established residential areas.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
19 Gordon Road	We do not object to this extension PROVIDED that the work is done in keeping with the rest of the street. The properties in Hiltingbury Close,

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	although a modern build, are in a attractive character style. The terraced houses are all in an identical style and this creates an appealing, good-looking environment. We ask that any development is done in the same style, namely that bricks and roof tiles are exactly matched to the existing house, that windows are in the same style and matching black guttering is used. This is important to minimise the visual impact of the extension to the neighbourhood. The pictures which accompany this application appear to show that a matching style and materials are to be used - we support this and ask that it is made a condition of the planning permission. All trees on the site are covered by a general woodland TPO. We welcome the fact that no application has been made to remove any trees. The trees create an important 'privacy' screen betwean the property and our property and also the public footpath.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	Delegated decision - No objection

POLICY CONTEXT

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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
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 development site is within the built urban edge in an established residential area. The principle of development is therefore acceptable, subject to the proposed works being appropriate in nature, scale and design, in compliance with the current local planning policies and guidance. In this case, the relevant local plan 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.

Layout and Design: The proposed first floor extension is intended to reflect the existing terrace, in design, materials and scale, matching the front elevation and ridge to the existing property. Whilst the LPA would typically seek for an extension to be subservient to the main dwelling, in this situation the extension continues the existing terrace and provided the materials are carefully matched, is an acceptable approach. The materials can be conditioned to match the existing brick and tile.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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 position of the extension, the orientation of the properties and the separation between no. 19 Gordon Rd and the development site.

Parking: There is no increased parking requirement for the development, as the same number of spaces is required for a 2 or 3 bed property. Regardless, there would be sufficient space on site to accommodate an increased demand.

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

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

Recommend permission subject to standard conditions.