HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70315

DESCRIPTION	Alterations and extensions to roof to provide first floor living accommodation with 2 No. side facing dormer windows
ADDRESS	71 Bournemouth Road Chandler's Ford Eastleigh SO53 3AP

SITE VISIT DATE	19/03/2012
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Site slopes down from front to back.
TREES	None affected by this application
BOUNDARY TREATMENT	Frontage - 1.0m high fencing south and west. North boundary hedge of lopped trees. Dwelling built on southern boundary. Rear – 1.6m fencing and hedging (see photos)
SITE CHARACTERISTICS	Detached bungalow, small/medium garden. Small detached garage/store past side access. On curtilage parking at front. Bungalow currently undergoing renovation.
CHARACTER OF LOCALITY	Run of 4 bungalows of differing design. Majority of surrounding development is 2 storey, some office/commercial properties and off-road parking on frontages.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
73 Bournemouth Rd	Live in middle room of property which faces south elevation of 71. The proposal to raise the ridge by 800mm and construct a dormer on this side with roof lights would result in a significant loss of light to my property. The construction of the dormer and roof lights on the south elevation would also result in overlooking and loss of privacy. Also have concerns about access to parking area proposed. At the moment vehicles can drive straight onto the driveway from Bournemouth Road. With the new parking area in the front garden I

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	question whether the access angle from Bournemouth Rd can be achieved without driving over my property's tarmacked drive. I would not be willing to give permission for this to happen. There is a live electricity cable running between my property and 71 Bournemouth Rd that I believe gives power to my neighbour. A mention of this does not appear in the planning application, but I understand from the owners of 71 they intend doing away with this. I would not want any disturbance to my electricity supply and would want assurance that any alteration is done by the proper authority. Applicant has already started work. Request site visit.

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
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG 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	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

Other … Lighting: Assessment has been made using the 25 degree rule, showing the proposed raising of the roof does not detrimentally impact on the level of daylight to no. 73. Also as the sun tracks east-west, shade is casted on no. 71 by 73, rather than the opposite.

Overlooking: The dormer window is set forward of any windows in side elevation of no.73 and would not be considered to overlook. The central roof light is over the stairwell and both roof lights are set high in the roof, so approximately 1.9m from the floor level internally. These are therefore too high for overlooking to be considered an issue. It is possible to condition obscure glazing.

Parking: 3 bed dwelling requires 2 parking spaces, although 3 are shown on plan. Regardless of the parking arrangement shown, the useable length of driveway in front of the house is 12m which is adequate to accommodate the necessary spaces. However, the proposed parking arrangement is not unusual along this road and, although tight, the occupier would be able to use this space for parking with some manoeuvres. Verbal communication with the Council's Engineering Unit confirms they would not have any issues. Paving should be porous to reduce the risk of runoff undermining the integrity of the dwelling.

Electricity supply: This issue does not form a planning consideration and would be dealt with through building regulations.

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.

The principle of development is acceptable as the street scene is varied with a range of primarily two-storey dwellings. Although the plot forms one of a run of four bungalows, they are sufficiently different in appearance that this element of the street scene is not undermined.

The footprint of the bungalow is not being increased, therefore the site will retain the existing garden.

The impact on neighbours of raising the ridge and addition of dormers and roof lights has been dealt with above. The size and design of the alterations are in character for the type of work often carried out on bungalows and due to the varied nature of the street scene would be acceptable.

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

It is considered appropriate to impose amenity conditions to protect the neighbouring residents, due to the concerns raised by the neighbour to the site.

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 permission subject to conditions.