REF. NO. F/11/70082

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey side and rear extension, loft conversion including increased ridge height to front gable and front, rear and side (south east) dormer windows. 9 Kendal Close, Chandler's Ford, Eastleigh, SO53 1EG.

SITE VISIT DATE – 11/01/2012

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide enlarged ground floor accommodation and two bedrooms with a bathroom within the altered roof space. This application is a slightly amended version of one approved in July 2011. The changes are to provide one larger dormer to the rear, rather than two smaller dormers and to alter the size of the small side extension. The proposed changes to the front will remain as previously approved.
SITE AREA	Approx 647 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	The site slopes down from south-east to north-west making No.9 approximately 0.5 metres lower than No.8 Kendal Close.
TREES	There are no trees on or adjacent to the site which would be affected by the proposed works.
BOUNDARY TREATMENT	Open to the front with 1.8 metre fences to the side and rear boundaries.
SITE CHARACTERISTICS	Late 1950s bungalow within a close of similar properties. The bungalow looks to be relatively original, other than a modest lean-to conservatory to the rear. It has a garden to the front with driveway to the side leading to a single detached garage and a good size rear garden.
CHARACTER OF LOCALITY	The surrounding area is generally residential in nature, although there is a school immediately to the north of the site and the edge of the commercial centre of Chandler's Ford to the south-west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69128	Single storey side and rear extension and alterations and extension to roof to provide first floor accommodation with front, rear	Approved Jul 2011

REF. NO. F/11/70082

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	and side facing dormer windows.	
6154	Bungalow and garage.	Approved 1959

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No comments received.

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 Document: Quality Places

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 the principle of that proposed, its layout and design, impact on the residential amenity of neighbouring properties, as well as upon the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

REF. NO. F/11/70082

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."

The proposal is considered to comply with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge and within an established residential area where the basic principle of development is acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate.

In this instance, the rear and side additions, including the rear dormer windows can be constructed under Permitted Development. It is only the front alterations which require formal planning consent.

Layout & Design – The proposed front alterations are identical to the recent approval on this site and works undertaken at No.8 Kendal Close, which is a mirror image of No.9. The general shape and appearance of the bungalow will remain the same, retaining its front gabled projection, although the ridge height of this front projection will match that of the main roof, rather than being lower. This will also include the provision of a window to the front of this gable projection, as well as a dormer window to the main front roof slope.

To the rear, although this is allowed under Permitted Development, is a relatively modest single storey rear addition and porch to the side, as well as a dormer window to the rear.

Residential Amenity – Due to the modest nature and position of the proposed additions, there are not felt to be any issues with regards to the residential amenity of any neighbouring properties in relation to the rear additions. There was a minor concern however with regards to the first floor side window proposed within part of the front dormer addition and its potential for loss of privacy between Nos.8 & 9. However, this has now been amended to make it obscured glazed and top opening. A condition to this effect is recommended.

Street Scene & Area Character – As has already been mentioned above, that proposed for No.9 is essentially the same as that allowed at No.8 last year and is similar to a number of other alterations to other dwellings within the close. For this reason there are no concerns relating to the street scene or the general character of the surrounding area.

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.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.

REF. NO. F/11/70082