HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69552

DESCRIPTION	Single storey rear extension
ADDRESS	272 Leigh Road Chandler's Ford Eastleigh SO53 3AU

SITE VISIT DATE	23rd September 2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for a single storey rear extension measuring 5m in depth, 5.84m in width and 3.275m in height. The extension will have a false pitched roof and will be situated approximately 1.5m from the neighbouring boundary to the west with No. 274 Leigh Road.
TOPOGRAPHY	The site as a whole slopes gently upwards from south to north but levels out from the back of the property leaving the rear garden relatively flat and level.
TREES	There are no trees within the vicinity of the proposed development.
BOUNDARY TREATMENT	The western side boundary is marked by 1.8m high close boarded fencing with a further 0.2m of trellising above. The eastern boundary with No. 270 Leigh Road is marked by 1.8m high fencing going into 2m high hedging.
SITE CHARACTERISTICS	Modern large detached two storey dwellinghouse set on a sizeable plot of approximately 0.8h. It is constructed of red brick and has a tiled cross gable roof. The property has a large landscaped rear garden with a detached outbuilding at its northern end.
CHARACTER OF LOCALITY	The site is in a built up residential area with this part of Leigh Road consisting of detached dwellings of a mix of styles and types all set on large plots with sizeable rear gardens.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/15327/004	Erection of detached two storey dwelling following demolition of existing dwelling	Permit - 08/01/2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford PC	No objection – 03 October 2011

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) Saved Policies 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

N/A

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 residential amenity and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – No objections received.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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

Saved 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 application site lies within the urban edge and within an established residential area where the general principle of development is acceptable, with any final approval being based upon the exact nature, design and impact of the proposed development being considered appropriate.

The application seeks approval for a single storey rear extension to a large detached two storey dwellinghouse. The extension measures 5m in depth, 5.84m in width and 3.275m in height and will have a false pitch roof. It will be situated approximately 1.5m from the western boundary, 6m from the eastern boundary and 16.5m from the rear boundary of the property.

The existing dwellinghouse has a fairly large footprint when compared to the immediately neighbouring properties and the proposed extension at a depth of 5 metres is considered to be quite deep and will overall represent a relatively sizeable addition to the property with a floor area of 29.2 square metres. However, the depth of the extension is only 1 metre more than that which could be constructed under permitted development rights and it is not considered that the additional depth would cause any significantly greater impact than an extension of a depth of 4 metres in the same position such that the refusal of the application could be justified on this basis. Also the property is considered to still retain a good sized rear garden and is deemed to be appropriate in terms of its design and appearance in that it reflects the form, style and character of the existing dwellinghouse. As the extension will be at the rear of the property there will be no impact on the street scene.

As the proposed extension is single storey in nature and the rear of the existing property is already set much further into the plot than the dwellinghouses immediately to the east and west it is not considered that there will be any unacceptable impact to neighbouring properties by way of loss of light or outlook. The proposed extension does contain a number of windows along its western elevation, however, it is not considered that this will have an unacceptable impact on the amenity of the occupiers of the neighbouring property to the west, No. 274 Leigh Road, in terms of overlooking as the extension will be well screened by the existing boundary treatment and has been set further in from the boundary of the property than the existing dwellinghouse at a distance of approximately 1.5m which also serves to reduce any potential overbearing impact.

Overall, the development is considered to comply with the requirements of Saved 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

The application is recommended for approval.