REF. NO. F/13/72079

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	First floor side extension. 8 Beresford Close, Chandler's Ford, Eastleigh, SO53 2LX.

SITE VISIT DATE – 18/04/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide to provide a fourth bedroom and an enlarged bathroom.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	The site slopes fairly steeply down from west to east with a drop of approximately 1.0 – 1.2 metres between No.9 Beresford Close and the application site.
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 a low retaining wall to the western side which holds up the neighbouring property's driveway. The rear garden boundaries are marked by 1.8 metre timber fences.
SITE CHARACTERISTICS	1960s/70s two storey semi-detached dwelling with a single attached garage to the side and small kitchen extension behind this. The front is laid to hard standing and the rear is an enclosed garden area.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly semi-detached dwellings of the same age and style as the application property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/10995/003/00	Two storey rear extension.	Approved May 1994 (never built)
Z/10995/002/00	Single storey rear extension.	Approved Sep 1989 (never built)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council.	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 & DM24
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance 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 surrounding area.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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:

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary guidance. The most relevant policy in this case is saved Policy 59.BE of the Local Plan 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. Also of relevance of Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 which essentially reiterates the above requirements.

Layout & Design – The proposal is to provide a first floor side extension over the existing garage and flat roof rear/side extension. In terms of its appearance and materials it will match the existing dwelling and essentially appear as if the current first floor has been stretched over the garage. While a more subservient approach, with a lower ridgeline and set back would be preferable, that proposed is still considered acceptable and will have no detrimental impact upon the appearance of the application dwelling.

The addition of a fourth bedroom will mean that a minimum of three off-road parking spaces will be required in order to meet the requirements of the Council's 'Residential Parking Standards' SPD. While the proposed extension works will mean that the garage will become too narrow to park a car in, these three spaces can easily be accommodated on the existing hard standing to the front of the site.

Residential Amenity – In terms of residential amenity, the proposed extension will have little impact upon any neighbouring properties. The orientation, proximity and relationship of the application dwelling in relation to its immediate neighbouring meaning that there will be no loss of privacy, light or outlook.

Street Scene & Area Character – While a more subservient design would have been preferable, there are two other examples of similar first floor side extensions within the close and elsewhere in the surrounding area. The impact of that proposed will also be reduced by the change in levels between the application site and the neighbouring property which sits higher and will make the proposed extension appear smaller than it is.

Overall therefore the proposed extension is considered to be acceptable and will not have any detrimental impact upon the general street scene or the character of the surrounding area.

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.

CONCLUSIONS

The application proposal is considered to meet the requirements of saved Policy 59.BE of the current adopted Local Plan and the general guidance contained in the Council's 'Quality Places' SPD. As such the application is recommended for approval subject to conditions.

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