REF. NO. F/12/71473

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Front porch and single and two storey rear extension. 15 Heron Square, Eastleigh, SO50 9JD.

SITE VISIT DATE – 26/10/2012

ARE PLANS ACCURATE? – There are a number of inaccuracies in terms of the position of windows, the proportions of some elements, the roof pitch and height. Amended plans were requested and received but they are still incorrect.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide an enlarged entrance porch to the front, a new dining area to the rear, together with a fourth bedroom/study and shower room on the ground floor. At first floor the proposals would provide a large family bathroom and third bedroom.
SITE AREA	Approx 340 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	None affected.
BOUNDARY TREATMENT	Open to the front with metre high walls to either side of the gravelled parking area. To the rear the side and rear boundaries are marked by 1.8 – 2.0 metre timber fencing.
SITE CHARACTERISTICS	1940s two storey mid-terrace ex-council house on a good size plot. Large parking area to the front, good size garden to the rear, with rear access via a service road/alleyway. There have been no previous extensions to the property.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly terraced and semi-detached dwellings of a similar ages and style to the application dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No record of any previous planning history.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
n/a	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special Policy Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011): 59.BE & 183.LB
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1 & E14
Supplementary Planning Document: Quality Place
Supplementary Planning Document: Residential Parking Standards
Local Background Paper – The Aviary Estate (Eastleigh) Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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 the street scene and the Aviary Special Policy Area.

COMMENT ON CONSULTATION RESPONSES

n/a

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 conflict 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.

Layout & Design – While the general principle of what is proposed is likely to be acceptable, the plans and drawings submitted are inaccurate. The position and proportion of windows is incorrect on both the front and rear elevations and there may be some inaccuracies with the floor and eaves heights shown. The roof as shown appears to be a shallower pitch and therefore lower height than actual roof of the dwelling.

Taking all of these inaccuracies into account, which could not have been identified until a site visit was undertaken, leads to concerns that the proposed extension may not end up as shown on the drawings once built. These inaccurate plans also make it difficult to fully assess the scheme and in turn the full impact of that proposed.

Residential Amenity – Again, while there are unlikely to be any significant issues in terms of impact upon the residential amenity of those neighbouring properties affected, without accurate plans this cannot be assured.

Street Scene & Area Character – The addition of a front porch in the general manner proposed is unlikely to have any adverse impact upon the appearance of the dwelling and in turn the street scene or special policy area. Equally a rear extension along the lines of that proposed have been approved in the past but again without accurate plans it is not entirely clear what impact this scheme would have.

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

Based on the plans submitted, it is unclear as to the full impact of that proposed upon neighbouring properties and the Aviary Special Policy Area and it is for this reason that application is recommended for refusal.