HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73633

DESCRIPTION	Two storey side extension with front and rear dormers
ADDRESS	24 Corinthian Road Chandler's Ford Eastleigh SO53 2AZ

SITE VISIT DATE	9th December 2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two storey side extension with front and rear dormers As to provide a third bedroom at first floor, plus additional ground floor living accommodation.
TOPOGRAPHY	Flat level site.
TREES	No trees
BOUNDARY TREATMENT	Open front boundary. The rear is enclosed by 1.8m fencing.
SITE CHARACTERISTICS	1960s semi-detached chalet style dwelling with first floor accommodation in the roof space. Open garden to the front with driveway to the side leading to a detached garage at the rear and the enclosed rear garden.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature and made up of a mixture of detached and semi-detached single, chalet and two storey dwellings dating from the 1960s.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No response received.
Heaf of Housing and Environmental Health	Located on a former brickworks. Condition for investigation recommended as well as amenity protection conditions.

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
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards
Supplementary Planning Document: Chandler's Ford and Hiltingbury Character Areas – Scantabout and Peverells Wood

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - Scantabout and Peverells Wood

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

POLICY COMMENTARY

The above policies and guidance 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	

Due to the scale and nature of the proposed development it is not felt that a full contamination survey is fair or reasonable thus failing one of the six tests of the imposition of planning conditions. A note to applicant has however been added to inform them of the risks.

Due to the two storey nature of the proposal and its close proximity to the neighbouring property the requested amenity protection conditions have however been added, as requested.

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		

N/A

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to the scale or form of development proposed.

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 and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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.

Principle – The application site lies within the urban edge where the very basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact details, design and impact of that proposed being considered appropriate and in accordance with the relevant saved local plan policies and supplementary planning documents. The most relevant policy in this instance is saved Policy 59.BE which requires any new development to take full and proper account of its surrounding context and neighbouring uses, and to be acceptable in terms of its design and appearance, as well as provide suitable access.

Layout & Design – The proposed extension is subservient to the main house with a low ridge and set back from the principle elevation. In design terms the proposed extensions are consider appropriate and sympathetic to the main dwelling, following the strong roof and dormer window design of it and its neighbours. Conditions are recommended to ensure that the materials used will match.

Residential Amenity – Due to the parallel siting of the proposal in relation to its neighbour and its appropriate scale/design/form there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, or overbearing impact. In terms of overlooking, while the proposal would result in a further first floor bedroom window to the rear, any overlooking of neighbouring gardens would be no worse than the present situation and would have no adverse impact.

Parking – Our Residential Parking Standards SPD requires 2 spaces for a 2 or 3 bedroom dwelling. Although the detached garage has previously been converted the property has the benefit of a long driveway which is already capable of accommodating more than the required spaces. The proposal is therefore considered to comply with parking standards.

Street Scene & Area Character – While the proposed extensions will have no adverse or unacceptable impact on any neighbouring properties or parking and the resulting design is considered to be appropriate, there are some concerns that the proposed first floor element will completely fill in the gap between No.24 and its neighbour No.26, interrupting the regular spacing between properties and the rhythm of built form along this side of the street, potentially to the detriment of the street scene and special character area.

However, while this may be the case it is noted that first floor side additions have been added to neighbouring properties along this section of the street, although the regular spacing and rhythm

between dwellings has been maintained and retaining the pleasant feel of the street. The issue to consider therefore is whether that proposed would have an adverse or detrimental impact upon this section Corinthian Road and the Scantabout and Peverells Wood Special Character Area?

While the loss of this spacing would have some negative impact, it is border line as to whether it would be so detrimental as to warrant refusing the application. In this instance it is felt that on balance any harm caused would be marginal and would not be sufficient to justify a refusal of the application.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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.

CONCLUSION

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.