REF. NO. «AltRef»

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of 1No. 6-bed detached house (Amended design (Plot 3 of planning application F/10/68218)). 54 Merdon Avenue, Chandler's Ford, Eastleigh, SO53 1GF.

SITE VISIT DATE – 02/05/2012

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The application proposes a modest three metre single storey extension to the rear of the approved dwelling, the roof of which will form a balcony at first floor.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Flat and level.
TREES	There are a number of mature protected trees on the application site which were fully considered and protected by the original planning approval.
BOUNDARY TREATMENT	All side and rear boundaries will be marked by 1.8 metre timber fences, with the front retaining the original boundary hedge.
SITE CHARACTERISTICS	Brand new detached dwelling which is currently under construction. Attached double garage to side, parking to front, with garden and private garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature and made up of mainly large detached two storey dwellings on good size plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/68218	Erection of 3No. 6-bed detached houses with integral garages with new access off Merdon Avenue following demolition of existing dwelling.	Approved May 2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No objection. Requests condition for details and recommendations of the updated arboricultural impact assessment to be included.
Chandler's Ford Parish Council	No objection.

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 & 181.LB
Supplementary Planning Document : Quality Places
Supplementary Planning Document : Chandler's Ford and Hiltingbury Character Areas

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, protected trees, environmental sustainability, as well as the character of the Special Policy Area.

COMMENT ON CONSULTATION RESPONSES

Comments noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations were secured as part of the original planning approval of the development.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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, impact and design of that proposed being considered appropriate and to accord with the relevant saved policies of the local plan. The most relevant policies in this instance are saved Policies 59.BE and 181.LB.

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.

Policy 181.LB relates to the Hiltingbury and Hocombe Park Special Policy Area of which the application site forms part of the southern end. This requires proposals to be respectful to the character of the SPA and not impact on any protected trees.

This application is a slight amendment to that previously approved and therefore establishes the principle and acceptability of the dwelling.

Layout & Design – As mentioned above, this application proposes a small single storey addition to the rear of the dwelling, which will enlarge the kitchen/family room and provide a balcony to the first floor master bedroom. It also includes the addition of a new side window at ground floor level to provide light. In terms of the extension's appearance, it follows that of the approved dwelling and raises no concerns.

Residential Amenity – With regards to residential amenity, the position of the extension in relation to immediate neighbours is such that it will result in no unacceptable overlooking or loss privacy, loss of light or outlook. A two metre high privacy screen to the north-eastern side of the balcony is also included, which will further protect the privacy of the adjoining Plot 2. The distance across to the other neighbouring property, No.56 Merdon Avenue, together with the existing tree and boundary screening is also more than sufficient to maintain privacy.

Trees – The Council's Tree Services Manager has reviewed the updated arboricultural information and has raised no objection. The proposed extension is outside of the root protection area of the protected trees and will not impact upon their canopies.

Environmental Sustainability – While technically as an application for a new dwelling it would be required to meet the Councils 'Environmentally Sustainable Development' SPD, the original application was not, as it was submitted prior to adoption of this document. Given that this is a slight amendment to that original approval, it is considered unnecessary and perhaps a little onerous to insist that a previously approved dwelling must meet the requirements expected today.

Area Character – As the extension is to the rear of the dwelling and there will be no changes to the front elevation from that previously approved, it is not considered to have any impact upon the street scene and no adverse impact upon the SPA.

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.