HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74285

DESCRIPTION	Alterations and extensions to existing bungalow to create a two storey dwelling and alterations to land levels to create a new rear access
ADDRESS	49 Chalvington Road Chandler's Ford Eastleigh SO53 3DY

SITE VISIT DATE	25.4.14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Alterations and extensions to existing bungalow to create a two storey dwelling and alterations to land levels to create a new rear access.
TOPOGRAPHY	The plot slopes quite steeply in an easterly direction.
TREES	None affected by the proposal.
BOUNDARY TREATMENT	The front of the site appears very open with only a small section of 1.8m hedging. The side and rear is enclosed by various heights of fencing and hedge that follow the topography of the land.
SITE CHARACTERISTICS	Detached bungalow, previously converted within the loft through the provision of a front and rear dormer windows with an attached garage to the side. The property is set approximately 4m back from the road by a large area of hard standing for parking. To the rear is a large split level garden area.
CHARACTER OF LOCALITY	Residential area with mixed types and styles of houses. The NE side of the road tends to be more traditional two storey housing and the SW side tends to be more bungalows.

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 comments received

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

CHARACTER APPRAISAL AREA

Not within a Character Area

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 Pre-submission 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 and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: It is unusual to see a proposal for such an extensive alteration to a property which converts it from a bungalow to such a traditional form of house however it is considered acceptable. The resultant property will have a similar appearance to both neighbouring properties with almost identical eaves heights, pitch of roof, and gabled front projection over a two storey bay window. The property will be wider than its neighbouring properties however its proportions will not look out of place and are similar to other extended properties in the locality. The garage to the side will remain but due to the scale of the alterations the garage now appears rather squashed and is unusable as a formal garage.

To the rear the property has a fairly similar appearance to the front with the use of a two storey bay with gabled roof over. To one side (south) the extension is only single storey to allow the new garage roof to tie in. This reduces the scale of the proposal on No.51.

Overall the layout and design is considered acceptable.

Residential Amenity: There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the property in relation to its neighbours. Both immediately adjacent properties are noted to have a first floor side window which will lose quite a bit of light however as far as out records indicate these do not serve a habitable rooms only hallway/landing areas and in the absence of any comments from these neighbouring properties it must be assumed that they have no objections or concerns with the proposal.

Street Scene/Character Area: The proposed bungalow has 1930's two storey houses either side of it. It is unusual to see a proposal to convert a bungalow to such a traditional form of house however the proposal will result in an overall improvement to the property and will fit well within the street scene, particularly on this side of the road where there tends to be more houses than bungalows. The proposal is not considered to have a detrimental impact on the street scene or the wider character of the area.

Other Matters: The site is considered to retain a good sized garden and there is sufficient parking for the enlarged dwelling therefore the proposals are not considered to result in the overdevelopment of the plot.

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.