HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68953

DESCRIPTION	Single storey rear extension and alterations to provide pitched roof across existing conservatory and flat roof extension
ADDRESS	29 Park Road Chandler's Ford Eastleigh SO53 2EW

SITE VISIT DATE	1.6.11
ARE PLANS ACCURATE?	Yes – amended plans sought to accurately reflect existing conservatory roof and south elevation.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear infill extension measuring 1.2m(w) by 5.4m(d) by 2.25m(h) to squares off the extended rear elevation and alterations to provide a pitched roof across existing conservatory and flat roof extension with the overall roof hight becoming 3.8m and containing two velux windows. The development also includes amendments to the fenistration.
TOPOGRAPHY	Flat level site
TREES	No trees will be affected by this application
BOUNDARY TREATMENT	Mixture of 1.8m close boarded fence and breeze block wall with some mature planting in front and some large trees to the rear boundary.
SITE CHARACTERISTICS	Large double fronted bungalow on a long plot, with private amenity space to the front and a driveway which runs up the south elevation of property to a detached garage and large rear garden containing various structures including a spa room, swimming pool, and shed.
CHARACTER OF LOCALITY	Residential area of similar detached bungalows, many of which have been extended.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/54545	Rear conservatory	Permitted Oct 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No representations received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Candlers Ford Parish	No response received.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council	
Head of Environmental Health	No Objection. We recommend that the following conditions are imposed for amenity protection reasons. NS05 HOURS OF WORK No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays. NS18 NO BURNING The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Flood Zones 2 and 3

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Not within a character area.

SPECIAL POLICY AREA

Not within a special policy area.

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	

The environmental protection conditions suggested by the Head of Environmental Health have been noted however have not been imposed as they are “not relevant to planning” being covered by the Statutory Nuisance powers open to the Environmental Health Section, thereby failing one of the six tests of the imposition of planning conditions.

COMMENT ON REPRESENTATIONS RECEIVED

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

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

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.

The application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

The size and design of the proposed single storey rear infill extension is modest in size squaring off the extended rear elevation. The proposed replacement roof will stretch across the existing extension, conservatory, and proposed extension to pull the various extensions together and to create a unified appearance. The development is therefore considered to be sympathetic to and will enhance the appearance of the existing property.

The proposals are isolated to the rear of the property and will therefore not have any impact on the street scene or the wider character of the area.

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 small scale nature of the development coupled with the size of the plot. The amended windows are at ground floor and a considerable distance from the boundary therefore their impact will be minimal.

The site falls within flood zones 2 and 3. The proposed development will not result in increased flooding or an increased number of people exposed to the risk of flooding.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The development complies with the requirements of Policy 59.BE.

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.

CONCLUSION

In view of the above this application is recommended for approval.