REF. NO. F/13/72743

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey side and one and two storey rear extensions. 33 Common Road, Chandler's Ford, Eastleigh, SO53 1HJ.

SITE VISIT DATE – 11/07/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide additional ground floor living space and a fourth bedroom at first floor.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Generally flat and level.
TREES	No trees on or adjacent to the site would be affected by the proposed works.
BOUNDARY TREATMENT	Low brick wall to the front with 1.8 – 2.0 metre hedges to the rear garden boundaries.
SITE CHARACTERISTICS	1920s two storey semi-detached dwelling with double height bay window to front and a pebble-dashed finish above a lower brick plinth. There is a small garden to the front with parking and driveway to the side leading to a detached single garage and large garden at the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of predominantly single and two storey detached and semi-detached dwellings, some dating from the around 1900 to some more modern examples. There are a number of other semi-detached dwellings of the same design along Park Road to the east of the site, many of which have been extended to the side.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17404/000/00	Garage.	Approved 1976

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Environmental Health	No objection although the site is close to a former brick works and may be subject to ground contamination/made ground. A condition regarding a contamination report, together with amenity protection conditions is recommended.
Chandler's Ford Parish Council	No objection.

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
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance 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, parking, together with the street scene and character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

The Head of Environmental Health's recommended contamination condition is noted, however, it is felt to be rather onerous and unreasonable for what is a relatively modest domestic extension. Instead a note to applicant has been included to make them aware of the potential for made ground/contamination.

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 comply with relevant Development Plan policies.

In this case policy issues for consideration include:

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, and noise and fumes. Also of relevance is Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 which essentially reiterates the above requirements.

Layout & Design – The size and scale of the side and rear extensions proposed have followed pre-application advice previously given which raised some concerns with the resulting size of that proposed and its impact upon the street scene and unbalancing of the pair of semi-detached dwellings. The extensions are now subservient to the main dwelling and are sympathetic to the character and form of the original house, as well as the materials proposed. Overall, the proposed additions to the dwelling are considered to be acceptable and to meet the requirements of saved Policy 59.BE of the adopted Local Plan, as well as the guidance within the Council's 'Quality Places' Supplementary Planning Document.

Residential Amenity – The depth of the single storey rear extension immediately adjacent to the adjoining property, No.31 Common Road, has been reduced from that previously proposed and is under what could be built by permitted development. It will therefore have no adverse impact upon this property in terms of loss of light, outlook or privacy.

The other neighbouring property, No.35, is a bungalow set well back from the street frontage, behind and to the side of the application dwelling. While there will be some impact upon its outlook from the front due to the increase in size of No.33, the distance and angle between the properties is such that there will be no adverse or unacceptable impact. Equally, there will be no additional loss of light or privacy of this property.

Any other neighbouring properties are sufficiently far enough away so as to not be affected by the proposals and as such the application is considered to meet the amenity requirements of saved Policy 59.BE of the adopted Local Plan, as well as the guidance within the Council's 'Quality Places' Supplementary Planning Document.

Parking – Even with the construction of the proposed side extension there will be sufficient room to provide the three off-road parking spaces required by the Council's 'Residential Parking Standards' Supplementary Planning Document and saved Policy 59.BE of the adopted Local Plan.

Street Scene & Area Character – As has been mentioned above, the proposed extensions

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

are considered to be subservient and sympathetic to the application and its adjoining neighbour so as to not unbalance the pair. While the set back position of No.35 does mean that the flank wall would be more visible within the street scene than normal, this does not raise any concerns and overall is acceptable and will sit well with the general mixed character of this end of Common Road. As such the application is considered to meet the requirements of saved Policy 59.BE of the adopted Local Plan, as well as the guidance within the Council's 'Quality Places' Supplementary Planning Document.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.