HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71579

DESCRIPTION	Single storey front and side extension
ADDRESS	11 Westfield Road Chandler's Ford Eastleigh SO53 3GX

SITE VISIT DATE	3.12.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey front extension with a mono pitched roof which creates a porch and kitchen extenion and wraps around the side to create an attached single garage and cloak room. The side extension has a pitched roof and narrows in width as it extends backwards.
TOPOGRAPHY	Relatively flat and level site.
TREES	There are no trees on or adjacent to the proposal.
BOUNDARY TREATMENT	The front boundary has an open appearance with only a low level picket fence with sections of shrubs/bushes. The rear garden is encloses with fencing.
SITE CHARACTERISTICS	End of terrace two storey house with a pitched roof, parking to the side, and a large rear garden.
CHARACTER OF LOCALITY	Residential area of 1940/50 rows of semi-detached and terraced houses of similar on a looped road network. Part of the estate has recently been redeveloped with a mixture of types of housing.

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 objection
Head of Transportation and Engineering	Holding objection - garage below standard and therefore insufficient parking provision. Revised plans required to show two parking spaces

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	on the front - these are to be conditioned to be provided and retained, along with condition TH26
Head of Environmental Health	No objection however advised sites lies on former military camp and has potential for made ground or contaminants. Note to applicant requested.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 27 - Velmore

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 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	

The Head of Transportation and Engineering comments regarding parking have been noted and addressed within the main considerations section of this report.

A note to applicant regarding the potential contamination has been added as requested.

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		

None

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

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.

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: The proposed extension is built up to the boundary however there are no side windows in either the proposal or the neighbouring property. The neighbouring property No.39 has carried out a similar extension however at two storey. The proposal is subservient and much more sympathetic and respectful to the host property than the neighbouring extension and given its single storey nature still allows for the appearance of separation between building. The roof matches the pitch of the host property and materials will match and therefore the proposal is considered acceptable in its layout and design.

Residential Amenity: Due to the single storey nature and that there are no windows in the side elevation there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Street Scene/Character Area: The site is on a fairly prominent corner which has wide views. The proposed extension is however appropriate in terms of its size, siting, and design and is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

Parking: Our Residential Parking Standards SPD requires 2 spaces for a 2/3 bedroom dwellings. The proposed garage is below current standards to be considered appropriate for vehicle parking and the proposal will replace an existing parking space resulting on only one space being provided for the property. For residential amenity, highway safety, and street scene reasons this is not acceptable. There is however sufficient space to the front of the property to provide the appropriate level of parking and therefore a condition has been imposed to require a minimum of two parking spaces to be provided and retained.

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

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