**REF. NO. F/11/69363**

## PLANNING APPLICATION REPORT

| | | |
|---|---|---|
| DESCRIPTION/ ADDRESS | - | Single storey rear extension and first floor side extension, including balcony following removal of existing first floor conservatory and addition of new porch and canopy at front.<br>10 Merdon Close, Chandler's Ford, Eastleigh, SO53 1EF. |

SITE VISIT DATE – 21/07/2011

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DESCRIPTION OF APPLICATION | As above to provide a breakfast room at ground floor, as well as alterations to the entrance porch and an additional bedroom/master suite (5 bedrooms in total) at first floor on an existing first floor terrace over the attached double garage. |
| SITE AREA | n/a |
| RESIDENTIAL DEVELOPMENT DENSITY (NET) | No change. |
| TOPOGRAPHY | Flat and level site. |
| TREES | There are a number of trees around the site boundaries, some of which are subject to preservation orders. |
| BOUNDARY TREATMENT | All four boundaries are a mix of 1.8 metre fencing, as well as mature trees and planting. |
| SITE CHARACTERISTICS | 1970s two storey detached dwelling on a reasonable sized corner plot with attached double garage to the side. The roof of the garage has been turned into a first floor terrace area with balustrade and external stairs. |
| CHARACTER OF LOCALITY | The surrounding area is residential in nature and made up of mainly two storey detached dwellings on good size and well screened plots. The site is also within the 'Hiltingbury and Hocombe Park' Special Policy Area. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/12223/000 | House and garage. | Approved 1971 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None received. | |
| | |

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**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Tree Services Manager | No objection provided a condition is imposed requiring details of tree protection measures to be undertaken throughout the development. |
| Chandler's Ford Parish Council | No objection. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area<br>Within Special Policy Area |

**DEVELOPMENT PLAN POLICIES**

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE & 181.LB
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Document : Chandler's Ford and Hiltingbury Character Areas – Hiltingbury and Hocombe Park SPA

**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 the principle of that proposed, its layout and design, impact on the residential amenity of neighbouring properties, as well as upon protected trees, the street scene and character of the Special Policy Area.

**COMMENT ON CONSULTATION RESPONSES**

Noted. Recommended condition has been included.

**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*

**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 approval being based upon the exact nature, design and impact of that proposed being considered appropriate and to accord with the relevant local plan policies. In this instance the most relevant polices are saved Policy 59.BE and 181.LB of the Eastleigh Borough Local Plan Review (20010-2011).

Saved Policy 59.BE requires all new development to be of a high quality design and to take appropriate account of the site's constraints and surrounding context and respect the amenity of neighbouring uses. The other main policy is 181.LB which relates specifically to the 'Hiltingbury and Hocombe Park' Special Policy Area and is intended to ensure that new development, including domestic extensions, is of an equal quality to other good quality development in the area and that it respects existing mature trees, which are a significant feature of the area.

**Layout & Design** – The single storey rear extension raises no concerns and is simple in its appearance and follows the style and character of the main dwelling. The alterations to the main entrance to form a new porch with canopy also raises no particular concerns and is appropriate to the style of the house. It is the proposed first floor side extension that will have the greater visual impact. In terms of its form and appearance it follows the main dwelling and covers no more area than the existing garage footprint. However, it is the increased height and bulk that would be most noticeable. Although initially a concern, in that the resulting width and scale of the dwelling would be too much, it is felt on balance, given the varying layers of the front elevation that this increased width would not have an adverse impact and is therefore acceptable.

**Residential Amenity** – The front and rear single storey additions and alterations raise no concerns in relation to negative impact upon the amenity of any neighbouring property due to their position and the boundary screening. The first floor side extension will also have no adverse impact and will in fact be an improvement on the current situation with regards to privacy. Currently when stood on the terrace area views into the neighbouring garden of No.37b Merdon Avenue are available but this proposal will remove the terrace by building on it and not providing any windows within this rear elevation. There will be a first floor balcony to the side but this will overlook the application property's garden rather than neighbouring gardens.

With regards to other amenity issues of light and outlook, the proposal raises no concerns due to the orientation and proximity of the application dwelling in relation to its immediate neighbours.

**Trees** – There are a number of protected trees on the site, a pair on the Merdon Close frontage, another pair on the boundary with 37b Merdon Avenue and a group TPO along the Merdon Avenue Frontage. While the trees on the Merdon Avenue and Close frontages will not be affected, the single storey rear addition is in quite close proximity to one of the trees on the rear boundary with No.37b. The impact of the proposal has been assessed by the Council's Tree Services Manager who raises no concerns provided the necessary tree protection is put in place. His suggested condition has been included as part of the recommended approval.

**Street Scene & Area Character** – As has been mentioned above there were initial concerns

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

that the resulting width of the dwelling would make the house appear to dominating on the street scene. However, on further reflection the layering of the front elevation, as well as the good natural screening will help to break up the visual bulk of the resulting dwelling and will not result in any adverse or unacceptable impact upon the visual amenity of the street scene or of the Special Policy Area.

**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.