REF. NO. F/11/68624

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	First floor and two storey front, two storey side and rear extensions and raising of roof to provide first floor accommodation, following demolition of existing garage. 59 Nichol Road, Chandler's Ford, Eastleigh, SO53 5AX.

SITE VISIT DATE – 10/03/2011

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	The application seeks approval for quite extensive additions and alterations to the existing bungalow. These include the addition of a first floor, as well as enlargement and reorganisation of the existing ground floor accommodation.
SITE AREA	Approx 1120 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	There are a number of trees within the rear garden and within neighbouring gardens, the nearest of which is a reasonable sized Sweet Chestnut which is subject to a preservation order.
BOUNDARY TREATMENT	The front of the site is relatively open with only a few small shrubs acting as boundary treatment. To the northern side is a 2.5 metre high Laurel hedge, with a 1.8 metre fence towards the front of the site along the driveway. To the southern boundary is a 1.8 metre fence with some shrub planting and to the rear is a dense hedge together with mature trees.
SITE CHARACTERISTICS	The property is a late 1950s bungalow on a good size plot at the northern end of Nichol Road. To the front is a reasonable sized garden with driveway to the side leading to a single detached garage. To the rear is a large mature garden which is reasonably well screened from neighbouring properties.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of detached single and two storey dwellings on large and generally well treed plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
5931	Bungalow and garage.	Approved 1959

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
79 Hocombe Road	Support proposals.
57 Nichol Road	No objections to extensions but concerned that it cannot be built without accessing neighbouring land. Also concerns that neighbouring property may be damaged during the build.
83 Hocombe Road	No objections.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No objection in principle but request that foundation construction details are submitted prior to approval.
Chandler's Ford Parish Council	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special Character Area Adjacent to Special Policy Area

DEVELOPMENT PLAN POLICIES

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

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 on protected trees, the street scene and character of the Special Character Area.

COMMENT ON CONSULTATION RESPONSES

The comments from the Council's Tree Services Manager are noted however there is some disagreement on the issue as to whether the required foundation details are submitted up front or at a later date. These details could be secured via a suitably worded condition which prevents any works starting before these required details have been submitted and agreed. It is therefore felt that it would be unreasonable to delay issuing the decision any longer pending the required details being

COMMENT ON CONSULTATION RESPONSES

submitted.

COMMENT ON REPRESENTATIONS RECEIVED

The concerns raised about access and possible damage to the neighbouring property are not strictly planning issues but are more related to The Party Wall Act and is something that wil have to be sorted out between the applicants and their neighbours.

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 and within an established residential area where the basic principle of development is considered to be acceptable, with any formal approval being based upon the exact nature, details, impact and design of that proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary guidance.

Layout & Design – Following initial concerns on the resulting visual bulk of the proposals amended plans have been secured. These amendments while not significantly reducing the desired additional floor space has significantly reduced the visual bulk of the resulting building by breaking up the roof forms and providing a degree of hierarchy between the different elements of the dwelling. In terms of the detailing this is quite traditional but not unattractive and will overall resulting in an attractive house which will be an improvement on the current bungalow.

Residential Amenity – In terms of residential amenity and the impact of that proposed on neighbouring properties there are no concerns. The orientation and relationship of the application dwelling in relation to its neighbours will result in no unacceptable overlooking, loss of light or outlook. While the addition of a first floor will result in some overlooking of neighbouring gardens this will be no worse than the views available of the application site from neighbouring two storey dwellings. Overall the proposal is acceptable in terms of residential amenity.

Trees – As has been mentioned above the potential impact of that proposed on a neighbouring protected tree has been a concern. However, the Council's Tree Services Manager is satisfied that the extensions can be built without having an adverse impact upon the tree provided a suitable special foundation construction is used for that part of the extension closest to the tree in question, which is in the neighbouring garden of No.79 Hocombe Road. A condition is therefore recommended requiring these construction details to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

be submitted to and agreed by the LPA prior to any works commencing on site.

Street Scene & Area Character – With regards to the street scene, while the proposed extensions will significantly increase the size and scale of the dwelling it will be no larger than its immediate neighbours at the northern end of the Road. At the present time it is the application bungalow which appears a little out of place against the large neighbouring houses. No objection is therefore raised to the proposed extensions and alterations and it is felt that the resulting house will be of a far more attractive appearance than its neighbours, in turn improving the quality of architecture in the area and the appearance of the Special Character 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.