REF. NO. F/13/72201

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	First floor rear extension, alteration and extension to existing front dormer and erection of garden shed. 3 Gordon Road, Chandler's Ford, Eastleigh, SO53 5AP.

SITE VISIT DATE – 26/04/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to make two of the existing bedrooms larger.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	There are a number of trees around the site, some of which are subject to preservation orders but none will be affected by the proposed works.
BOUNDARY TREATMENT	2.0 metre hedge to the front with 2.0 metre fences and planting to the side and rear boundaries.
SITE CHARACTERISTICS	1950s two storey detached dwelling on a good size plot. It has had various extensions to the side and rear, and has a single detached garage to the rear accessed via a side driveway. Large parking to the front and private garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of sizeable detached dwellings on good size plots. Gordon Road properties are similar in style and appearance to the application property but all have been changes slightly.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/56352	Rear conservatory.	Approved Apr 2006
Z/07328/006/00	First floor side extension (amended design).	Approved Jan 2003
Z/07328/005/00	First floor side and ground floor rear extensions.	Approved May 1998
Z/07328/004/00	Single storey rear extension.	Approved Jul 1990
Z/07328/003/00	Extension, alterations and garage.	Approved May 1978
5061	House and garage.	Approved 1957

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Rix – 1 Gordon Road	No objection provided conditions to prevent any side windows are included.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special Character 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: Chandler's Ford and Hiltingbury Character Areas – Hiltingbury Road West
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

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 upon the residential amenity of neighbouring properties, as well as upon the street scene and Special Character Area.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

See below.

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COMMENT ON REPRESENTATIONS RECEIVED

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 main element of the application is a first floor rear extension over an existing ground floor addition. While the large section of flat roof behind the small pitched roof surround is not the most attractive of features, the extension overall is considered to be acceptable in design terms and relates reasonably well to the rest of the dwelling.

A further element is an enlarged front dormer window with pitched roof to replace an existing flat roof dormer. In terms of its appearance and proportions the proposed dormer is considered to be generally acceptable and will not appear out of place.

The final element is the new garden 'shed' which is modest in scale and will cause no issues, only requiring planning approval because of its height and proximity to the boundary.

Residential Amenity – With regards to residential amenity, the shed and front dormer window raise no issues and the first floor rear addition is positioned and designed in such a way so as to limit any potential impact upon any neighbouring properties. The comments with regards to future overlooking and privacy are noted and a condition preventing the addition of any new first floor side windows can be included as part of the planning approval.

Overall, the proposal as set out will not have any adverse or unacceptable impact upon the residential amenity of any neighbouring properties.

Street Scene & Area Character – As has been mentioned above, the proposed front dormer window is considered to be acceptable and will not appear out of place within the street scene given that a number of other properties within the street have also had their front dormers

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

altered. Overall, the proposals raise no issues and will not have any adverse impact upon the street scene of Gordon Road or the visual amenity of Hiltingbury Road West Special Character Area.

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

The proposal is considered to meet the requirements of saved Policy 59.BE of the current adopted Local Plan, as well as the guidance contained within the Council's 'Quality Places' and 'Chandler's Ford and Hiltingbury Character Areas' Supplementary Planning Documents. As such the application is recommended for approval subject to conditions.