REF. NO. F/12/71834

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension and enlargement of roof to provide first floor accommodation including front and side dormer windows. 5 Southdene Road, Chandler's Ford, Eastleigh, SO53 3DU.

SITE VISIT DATE – 27/12/2012

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 and new first floor accommodation. This application follows a very similar approval in February 2012, the only difference being the addition of a further box dormer to the eastern side of the resulting dwelling.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Generally flat and level.
TREES	No trees affected.
BOUNDARY TREATMENT	Quite open to the front with a low brick wall and 1.8 metre fences to the rear garden boundaries.
SITE CHARACTERISTICS	Modest 1950s hipped roof bungalow with garden to the front and driveway to the side leading to a detached single garage at the rear and the private rear garden. There is an existing small single storey extension to the rear but other than that the property retains much of its original character.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature with Southdene Road and its neighbouring street Northdene Road being made up predominantly of bungalows of the same design as the application dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/70157	One and half storey rear extension with alterations to roof to provide first floor accommodation with front and side facing dormer windows.	Approved Feb 2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
4 Southdene Road	No objection to overall plans but does have concerns that the new main entrance will be opposite No.4's bathroom window and could

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	lead to privacy issues. Would also ask that any scaffolding is positioned away from No.4 and that building works are undertaken during normal working hours.

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 POLICIES

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 – Northdene Road and Southdene Road
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, parking, as well as the street scene and character of the Special Character Area.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

See below.

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

Also of relevance is the February 2012 approval for an almost identical scheme which establishes the principle and acceptability of such a proposal.

Layout & Design – As has been highlighted above, this application is identical in every aspect to the 2012 approval other than the addition of a box dormer to the eastern elevation to provide additional headroom to what will be the master bedroom. Box dormers are present on other properties within North and Southdene Roads so this will not be an unusual feature. Overall therefore the addition of another dormer is considered to be acceptable and will not have any adverse impact upon the appearance or character of the application dwelling.

Residential Amenity – The concerns with regards to moving the main entrance to the side are noted but this is something which could be undertaken via permitted development and does not require formal planning approval. This was also an element of the previous planning approval and could not therefore be used as a reason for refusal.

Conditions were applied to the previous approval with regards to first floor side facing windows in order to maintain the privacy of neighbouring dwellings. These conditions are recommended again. The new box dormer would have two high level strip windows which would be more than 1.7 metres above the floor level of the bedroom which they serve. This will be sufficient to prevent any overlooking or loss of privacy to the neighbouring dwelling but again an appropriate condition is recommended to ensure that these windows are installed as set out on the submitted plans.

With regards to the concerns raised of disturbance and erection of scaffolding during construction, it is acknowledged that building works such as these can be disruptive but this is usually only for a relatively short period of time. However, the request that a working hours restriction be applied to any approval is not considered unreasonable given the close proximity of neighbours and one is recommended despite the original planning approval not including such a condition.

Parking – The resulting dwelling will have four bedrooms and will be required to provide a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

minimum of three off-road parking spaces, as set out in the Council's 'Residential Parking Standards' SPD. While narrow, the existing driveway is long enough to adequately accommodate the three spaces required.

Street Scene & Area Character – In terms of the street scene and general character of the Special Character Area, the addition of a further box dormer to the side will have no significant or adverse impact because it is positioned towards the rear of the dwelling so will not be easily visible from the street.

OTHER MATERIAL CONSIDERATIONS

A further material consideration is the Pre-submission Eastleigh Borough Local Plan 2011-2029 which is intended to replace the current local plan but has yet to go through the examination process. Policy DM1 of this plan essentially replicates current saved Policy 59.BE. However, this pre-submission plan carries minimal weight until it has been formally adopted.

CONCLUSIONS

This revised proposal is considered to be acceptable and to accord with saved Policy 59.BE of the current adopted local plan, as well as the relevant supplementary planning documents. As such the application is recommended for approval subject to conditions.