HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73654

DESCRIPTION	Two storey side and rear extensions, single storey side extension, formation of new roof including raising of ridge height and addition of front and rear dormers and elevational alterations
ADDRESS	Sunnyway Burnetts Lane Horton Heath Eastleigh SO50 7DJ

SITE VISIT DATE	24/01/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, to convert existing single storey dwelling to chalet-style property.
TOPOGRAPHY	Generally flat site.
TREES	None affected by this application.
BOUNDARY TREATMENT	Low level wall to frontage, mix of hedging and fencing to side and rear.
SITE CHARACTERISTICS	Detached single storey dwelling in good sized plot, with front and rear garden and driveway access along the southern side of the dwelling. The rear garden is a good size and tapers towards the rear of the site. There is a large detached structure and a smaller detached garage in the rear garden.
CHARACTER OF LOCALITY	A residential area towards the urban edge, with a wide range of dwelling sizes, types and designs. The adjacent properties on either side are different in form to this building, with Mandalay to the north in a chalet-form with a higher ridgeline and Waverley to the south, which is a semi-detached dwelling, part single and part two storey.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	Delegated No Objection
ENG	No objection subject to condition E03. As a 4-bed dwelling, a minimum of 3 on-site vehicle parking spaces are required. Whilst plans do not show how this will be achieved, there is space via the existing driveway and potential conversion of a portion of the front garden to provide this. As such, Condition E03 should be applied, stipulating 3 car parking spaces. It should be noted that whilst a garage is proposed, unless this is a minimum of 3.0 x 6.0m, it should not be included within the car parking space numbers accordingly. Condition s D03, E03.

POLICY CONTEXT

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

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

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

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area (area 26)

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

The 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 and guidance 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		
Other … conditions requested by Engineering can be imposed should permission be granted.				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle: The development site is located within the built urban edge, in an established residential area. The principle of development is therefore established, subject to the proposed works being acceptable in nature, design and scale, in compliance with the relevant local planning policies and guidance.

In this case, the relevant local plan policy is saved policy 59.BE, 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 relevant is the Bishopstoke, Fair Oak and Horton Heath Character Area Appraisal, which identifies this site as falling within area 26. This does not however, identify any significant guidance for this type of development.

Character and Street Scene: The existing bungalow still retains its original character, with a single storey extension and small conservatory on the rear. The proposed works would alter the character of the property substantially, turning the building into a chalet-style property. However, the area has a number of chalet bungalows and adjacent two properties are different in design and height to the existing building. The proposed alterations would not be out-of-keeping with the character of the area and would not be considered detrimental to the street scene.

Amenity: There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the orientation of the buildings and the relationship between them.

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

Highway Matters: As confirmed by the Council's Engineering unit, there is sufficient space on site to accommodate the requisite three parking spaces. A condition can be imposed requiring these spaces to be provided.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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.

CONCLUSION

Recommend permission, subject to conditions.

REF. NO. «AltRef»