HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71287

DESCRIPTION	Two storey & single storey front, side & rear extensions, insertion of 2no. roof lights on south west elevation & roof lantern
ADDRESS	29 Chapel Road West End Southampton SO30 3FG

SITE VISIT DATE	21.8.2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for a single and two storey side extension to form an enlarged living, kitchen and dining area on ground floor and two additional bedrooms and ensuite on the first floor. The ground floor element of the extension is shown to project beyond the front elevation by 1.5m. The rear elevation first floor window is proposed to be full length with juilette balcony.
TOPOGRAPHY	There is a very slight drop in land levels from the road. The land at which the extension is proposed is level
TREES	n/a
BOUNDARY TREATMENT	The side boundary treatment to the front of the site comprises 1m high wooden post fencing. To the rear is a 1.2m fence with 2.5m hedge immediately behind.
SITE CHARACTERISTICS	The site comprises a semi detached two storey property with long front garden and small rear garden.
CHARACTER OF LOCALITY	The area is residential in character and is typically two storey properties detached and semi detached dwellings. The style of the properties and spacing between is mixed.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70502	Two storey side extension with single storey front & rear extensions	Refused 25/4/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTEE	SUMMARY OF RESPONSE
WND	No objection - but did express concerns about the light to the neighbouring property being obscured.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area :17 Type G. Strength of character strong

SPECIAL POLICY AREA

n/a

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 residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
No comments				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		

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."

MATERIAL CONSIDERATIONS

Policy 59.BE of the Local Plan and DM1 of the Pre Submission Eastleigh Borough Council Local Plan (2011 - 2029) 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.

Character of area

A spacing of over 4.5m to 6.5m would remain between the building, as extended, and no. 27 Chapel Road. This would not stand out against the spacing found between buildings in the remainder of this road and as such from this point of view the extension is considered to sit well in the street scene. Several properties nearby have single storey elements which project forward of the front elevation to which they relate and as such the forward projection of the proposed garage at single storey would not stand at odds in respect of the existing built form along this road. The road has both detached and semi detached properties in a variety of form and width. The proposed building, as extended, would not look out of place in this respect. The lack of uniformity in terms of design and spacing is such that the proposed side extension would not appear out of place, would sit well in the street scene and would accord with the requirements of policy 59.BE of the Eastleigh Borough Local Plan and DM1 of the Pre Submission Eastleigh Borough Council Local Plan (2011 - 2029).

Neighbouring residential amenity

As noted in the history section above a planning application for a two and single storey side extension was refused in 2012 on the grounds of harmful loss of daylight received into no. 27 Chapel Lane. The current submission has made amendments to the previously refused application where the first floor element of the side extension is now set in by 1.6m from the ground floor leaving a distance of 2.5m between the first floor side extension and the side boundary. As such a distance of between 4.5m to 6.5m from the side elevation of no. 29 as extended at first floor and no. 27 is now proposed. This compares to the previously refused application where a distance of approximately 75cm was proposed between the side boundary and the side extension at first floor level. The position of the single storey element of the side extension remains as previously proposed, approximately 75cm from the side boundary to no. 27 however the current application does not now project beyond the rear existing elevation at ground floor whereas the previously refused application did at single storey level.

The main impact of this development will be upon no. 27 Chapel Road where there are a number of windows adjacent to the proposed side extension. Calculations have been carried out to assess the level of daylight received into windows at no. 27 Chapel Road following guidance set out in ‘Quality Places’ SPD 2011. In light of the reduction at first floor of the proposed extension, calculations now show that the level of daylight received into windows at no. 27 Chapel Road closest to the extension will not be harmfully affected. It is therefore considered that the proposed extension has overcome the previous reason for refusal for planning application F/12/70502 and

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

that the application is on accordance with policy 59.BE of the Eastleigh Borough Local Plan, DM1 of the Pre Submission Eastleigh Borough Council Local Plan (2011 - 2029) and guidance set out in Quality Places SPD 2012 in this respect.

It is noted that the front garden of no. 27 Chapel Road is well used and provides an important amenity area for the occupants. Nevertheless the proposed side extension does not project beyond the front building line at two storey and as such the amenities of no. 27 are not considered to be harmfully affected in this respect.

No. 31 Chapel Road has a number of rear extensions which will in themselves obstruct most if not all of the views of the extension as viewed from the rear garden of that property. No. 9 Patricia Close has a tall hedge on its rear boundary and a large rear garden. This property is not considered to be harmfully affected by the proposed extension.

The proposal will result in two additional bedrooms making a four bedroom property. The Residential parking Standards SPG requires three parking spaces for a 4 bedroom property. The driveway that would remain can accommodate three parking spaces and as such the application is acceptable in this respect.

Overall therefore the current application and the amendments to the extension from that proposed in the previously refused application are considered to create a form of development that would not harm the character of the area and can be accommodated on site without harm to the residential amenities of neighbouring properties and is not considered to result in the overdevelopment of the plot.

The development complies with the requirements of Policy 59.BE of the Eastleigh Local Plan (2001-2011) and DM1 of the Pre Submission Eastleigh Borough Council Local Plan (2011 - 2029).

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.

CONCLUSION

The recommendation is to permit.