REF. NO. F/14/74835

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey rear and rear decking extension following demolition of existing single storey extension. 97 Chalvington Road, Chandler's Ford, Eastleigh, SO53 3EG

SITE VISIT DATE – 18/07/2014

ARE PLANS ACCURATE? – Basic but sufficient.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide a new kitchen at ground floor and an enlarged bedroom at first floor (three in total), and a new decked area to the rear.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	The general topography of the immediate area slopes fairly steeply down from the north-west to north-east with No.97 sitting approximately a metre higher than No.99 to the south, although No.95 sits at the same level as the application property being the other half of the pair of semi-detached dwelling.
TREES	None affected.
BOUNDARY TREATMENT	To the front is a hedge with low fencing to either side of the frontage. The rear garden boundaries are marked by a mixture of 1.8 metre timber and 1.2 metre diamond wire fences, as well as hedges and mature planting.
SITE CHARACTERISTICS	The property is a 1920s/30s red brick bay fronted semi-detached two storey dwelling with a later single storey rear extension. To the front is a small garden and parking area which can accommodate two cars and to the rear is a long narrow garden which slopes quite steeply away from the rear of the property.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly detached and semi-detached single and two storey dwellings of varying ages and styles from the 1920s up to present day.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No record of any previous planning history.	

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

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

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) 25.NC & 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1, DM9 & DM24
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, parking, the character of the surrounding area, and nature conservation.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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, cyclists 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 proposal is for a fairly simple two storey rear extension to provide a new kitchen at ground floor and three good size bedrooms at first floor. In terms of its size, scale and design, it is considered to be acceptable, being subservient and proposing to use matching materials.

The proposed decking is also considered to be acceptable, not being excessive in scale and of an appropriate design.

That being the case, the proposals are considered to meet the requirements of saved Policy 59.BE of the current local plan and Policy DM1 of the pre-submission local plan, as well as the Council's 'Quality Places' SPD.

Residential Amenity – Following initial concerns with regards to the size of the extension originally proposed – 4.0 metres wide over both floors and 5.0 metres deep – and its resulting impact upon the outlook from and light to the adjoining semi, amended plans have now been secured. These amendments reduce the depth of the extension to 4.0 metres – no greater than the present rear single storey extension – and pulled in a further metre away from the shared boundary at first floor level.

These amendments mean that any loss of light to the ground floor windows of the adjoining property will no longer be detrimental and that their outlook should not be significantly worse than at present. This being the case, the proposals are now considered to be acceptable.

The proposed drawings also show a pair of first floor side windows. Usually these would be required to be obscure glazed, however, these windows are already existing and within the main part of the original dwelling, so will not make the situation any worse than at present.

With the amendments now secured, the proposals are considered to meet the amenity requirements of saved Policy 59.BE of the current local plan and Policy DM1 of the pre-submission local plan, as well as the Council's 'Quality Places' SPD.

Parking – The existing driveway can accommodate the two off-road parking spaces required by the Council's 'Residential Parking Standards' SPD for this three bedroom property. The application is therefore considered to comply with this element of saved Policy 59.BE of the current local plan and Policy DM24 of the pre-submission local plan, as well as the SPD.

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DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Area Character – The proposed extension is to the rear of the dwelling and will therefore have a very limited impact upon the general character of the surrounding area.

Nature Conservation – The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

The site falls outside the 5.6km buffer zone for the Solent SPA. Contributions will therefore not be required to mitigate the increased recreational pressure resulting from the development.

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.

CONCLUSIONS

For the reasons given above, the application is considered to meet the requirements of saved Policies 25.NC & 59.BE of the current Eastleigh Borough Local Plan Review (2001-2011) and Policies DM1, DM9 & DM24 of the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029, as well as the Council's 'Quality Places' and 'Residential Parking Standards SPDs. The application is therefore recommended for approval subject to conditions.