HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71528

DESCRIPTION	Two storey side & rear extension with front & rear dormers and single storey rear extension, following demolition of existing garage & conservatory
ADDRESS	20 Arundel Road Eastleigh SO50 4PQ

SITE VISIT DATE	16/10/12
ARE PLANS ACCURATE?	Y, amended plans received 05/12/12
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Flat site
TREES	None affected by this application
BOUNDARY TREATMENT	Approx. 1m high side boundary wall to garage, hedging of a similar height to the front and side boundary with no. 19. Approx. 1.8m high fencing along rear boundaries.
SITE CHARACTERISTICS	Semi-detached chalet style property with attached single storey garage set back from the front. Driveway parking for two vehicles with front garden area to the north of the driveway. Tarmacked path along the south boundary however this does not appear to have a formal exit onto Woodside Avenue. The pair of semi-detached dwellings are relatively symmetrical, although the garage at no. 19 is level with the front of dwelling and attached to the garage which serves no. 18.
CHARACTER OF LOCALITY	Residential estate of two predominant house types – the semi-detached chalet style properties seen here, and semi-detached two storey houses. Some degree of alterations and extensions to properties, generally to the rear. Most properties have garages and/or off-road parking. This section of Arundel Road has a small island in the centre of the road which contains a small number of relatively mature trees providing some landscape setting for the properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	None

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	
ENG	Holding objection. In line with the EBC Parking Standards, three vehicle parking spaces are needed for a dwelling of 4+ beds. These proposals appear to outline just two, one on drive and one in garage (which conforms to the 3x6m standard). Revised plans should be submitted detailing where the full three spaces will be located (there appears adequate space through the conversion of part of the front garden). Once approved, Condition TH26 should be applied to ensure they are constructed and required dropped kerbs implemented to HCC standards. This will reduce the potential for off-site parking which would not be welcomed, particularly in this locality where the area outside the property is a circulation area not to be obstructed. There is already signs of parking on the central grassed area for which it was not designed.

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
Pre submission Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area

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

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Amended plans have been received to demonstrate three parking spaces can be accommodated. Condition TH26 can be imposed to ensure these spaces are provided.				

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

The principle of development is already established, as the site falls within an existing residential development and lies within the urban edge. This is subject to the proposal complying with the relevant policies in the local plan, which in this case is 59.BE.

Policy 59.BE of the Local Plan 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.

Generally, the properties in the locality are semi-detached dwellings, either two storey or chalet-type in design, with the majority of the alterations and extensions that have been carried out located to the rear. Most of the pairs of dwellings are fairly symmetrical at first floor level with some variation at ground floor. However, there is no strong rhythm in the street scene and the development has not created a very distinctive character.

The proposed side extension brings the garage forward and raises the height of the ridge to 0.25m below the main ridge. Whilst it would be preferable for the extension to be further set back and down, it does not significantly undermine the character of the property or increase the impact of the extension to a detrimental level. The design has been amended to include dormer windows which are more reflective of those seen throughout the street. The accessway to the side provides some separation between this site and the neighbouring property, no. 21. The single storey nature of the garage at no. 21 allows further space to be retained at first floor level, which is visually beneficial.

The side extension does affect the symmetry between nos. 19 and 20, however given the character of the locality is not strong and the properties are not particularly pleasing to the eye, this symmetry is not considered to be a distinctive and significant feature. As such, the side extension is considered to be appropriate for the existing property and the character of the locality. The single storey extension to the rear is typical of what is seen on residential properties and would have limited impact on the public realm.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to position of the extensions and the orientation of the buildings. Sufficient parking can be provided on site.

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

On balance, the development complies with the requirements of Policy 59.BE.

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

Recommend permission subject to condition.