HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71404

DESCRIPTION	Single storey side and rear extension
ADDRESS	227 Leigh Road Chandler's Ford Eastleigh SO53 3AX

SITE VISIT DATE	15.11.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey side extension measuring 2.7m(w) and 4m(h) with a mono pitched roof which wraps around to create a rear extension containing 3.no velux windows and various other windows and doors. The extension will create a new garage, bathroom, utility, and extended kitchen/diner.
TOPOGRAPHY	The road slopes in a westerly direction and the site slopes upwards steeply away from the road in a southerly direction but begins to level off past the house to become relatively flat.
TREES	TPO677/A1 – Area protecting all oak trees at the far rear of the garden.
BOUNDARY TREATMENT	The main front of the property is relatively well screened by a large laylandi. There is no screening beyond the front garden and has a relatively open outlook across the joint driveways. The rear is enclosed by 1.8m fencing that is in a poor state of repair.
SITE CHARACTERISTICS	Semi detached two storey house on a long narrow plot with the steep front garden and driveway leading up the eastern boundary to a private rear garden. The property has previously had a very modest single storey rear extension.
CHARACTER OF LOCALITY	Residential area of mixed types and designs of housing.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No response received.
Head of Trabsportation & Engineering	No objection.There is adequate parking for at least two vehicles on the front drive, with the garage providing for cycle parking.

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 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area - ELAC 26

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

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 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	x	
No comments				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not required for the type and scale of development proposed.

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 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.

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The dimensions of the extension are such that in isolation the side extension and the rear extension could be built under permitted development rights and would not require formal consent however as the side and rear are linked by the south west corner section, the proposal requires formal consent.

The overall size and design of the extension is considered to be sympathetic to and subservient to the existing property. It is only single storey and has a fully hipped roof which slopes away from all neighbours. The side extension has a slightly unbalanced appearance in relation to the host property however given that it could be built under PD it is not considered a reason to seek amendments or to refuse the application.

Residential Amenity: Although the extension will come up quite close to the boundary with 229, it is only single storey and has a fully hipped roof that slopes away from the neighbour, reducing its impact.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

There is a driveway that separates the extension from its neighbour No.229 and No.225 has a rear extension that projects the same distance. In view of this and the appropriate size and design of the proposal there are not considered to be any unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Street Scene/Character Area: The proposed will be visible from the street scene and will close up some of the separation gap between the two properties however given its single storey nature and the fact that the side element of the proposal could be built under PD, it is considered acceptable and will not have a significant detrimental impact on the street scene.

Parking: Our Residential Parking Standards SPD requires 2 spaces for a 2/3 bedroom dwelling. The proposal builds over part of the existing driveway and although the application includes an integral garage, this is not considered to be of an appropriate size to count as a parking space. There is however considered to be sufficient remaining driveway space to accommodate at least 2 spaces. The proposal is therefore considered to comply with parking standards.

Trees: The protected trees are considered to be a sufficient distance from the proposed development that they will not be at risk of harm.

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

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.