REF. NO. F/11/70092

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey front extension, two storey rear extension and flat roof to existing single storey rear. 37 Hiltingbury Road, Chandler's Ford, Eastleigh, SO53 5SR.

SITE VISIT DATE – 11/01/2012

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide additional ground floor living accommodation and enlarged bedrooms at first floor, as well as a new entrance porch. This is a revised application following a refusal last year.
SITE AREA	Approx 610 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	While the house and rear garden are relatively level it does sit higher than Hiltingbury Road and the junction with Lake Road by a couple of metres, although the rear gates and drive are level with this section of Lake Road which rises up from the junction.
TREES	There are a number of trees on and around the site, the most relevant of which is a protected Beech which sits at the halfway point along the western side boundary of the site and is within close proximity of the proposed rear extension.
BOUNDARY TREATMENT	Most of the frontage of the site is surrounded by a 2-3 metre high hedge, with a 1.8 – 2.0 metre fence and planting to the rear garden boundaries.
SITE CHARACTERISTICS	1930s two storey detached dwelling on the corner of Hiltingbury Road and Lake Road, adjacent to the Hiltingbury Lakes local nature reserve. The house is not a typical 30s dwelling in terms of its style or appearance and has an unusual layout. It has had a single storey extension to the rear but does not appear to have had any other significant alterations. There is a pedestrian entrance onto Hiltingbury Road, with the main vehicular entrance being off Lake Road and a further secondary vehicular entrance to the rear of the site, again off Lake Road.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature and made up of mainly good size detached dwellings on good size plots. To the north-east of the site is a local parade of shops and to the west are the lakes.

REF. NO. F/11/70092

THE SITE AND ITS SURROUNDINGS

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/68999	First floor and two storey rear extension and replacement porch.	Refused Jul 2011 (Dismissed at Appeal Sep 2011)
Z/40665/000/00	Single storey rear extension and first floor front extension.	Approved Apr 2004
2618	Garage.	Approved 1937
2472	House.	Approved 1936

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
35 Hiltingbury Road	Object. Loss of outlook light and privacy, potential use of single storey flat roof as a balcony/terrace. Birch tree to front not included within submitted tree information. Also restrictive covenants on land preventing buildings being any closer than 30 feet to Hiltingbury Road.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No objection. The submitted Arboricultural Impact Assessment and Method Statement is acceptable and a condition requiring the development to be constructed in accordance with this document is requested.
Chandler's Ford Parish Council	No comments received.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE Supplementary Planning Document : Quality Places Supplementary Planning Document : Chandler's Ford and Hiltingbury Character Area Appraisals – Kingsway

REF. NO. F/11/70092

PLANNING POLICY GUIDANCE / STATEMENT

PPS 1 - Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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 on the residential amenity of neighbouring properties, protected trees, the street scene and character of the Special Character Area.

COMMENT ON CONSULTATION RESPONSES

All comments noted. Requested tree condition is recommended.

COMMENT ON REPRESENTATIONS RECEIVED

Comments are noted and responded to where appropriate below. With regards to the restrictive covenant, this is a legal issue which is not a material consideration and therefore has no influence on the planning application and additional information has been submitted with regards to the Birch to the front of the site.

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 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 conflict with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge and within an established residential area where the basic principle of development is acceptable. Any formal planning approval is based upon the exact nature, design and impact of that proposed being considered appropriate and to accord with the relevant saved policies within the Eastleigh Borough Local Plan Review (2001-2011) and supplementary planning guidance. In this case the relevant policy is 59.BE which requires new development to be of a good standard of design and to respond appropriately to its surrounding context and uses.

Layout & Design – The application is an amended version of that previously refused and proposes a two storey addition to the rear towards the Lake Road boundary, alterations to the roof of an existing single storey rear extension towards the boundary with No.35 Hiltingbury Road and a two storey front addition to provide a new entrance and further first floor accommodation.

Overall in terms of the resulting design and appearance of the dwelling there are no real

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

concerns. The design makes best use of the slightly unusual form of the original dwelling and to some extent improves its appearance, particularly fronting Hiltingbury Road.

Residential Amenity – A number of concerns have been raised by occupiers of the neighbouring property with regards to loss of outlook, light and privacy.

On the issue of outlook, the first floor element over the existing single storey rear extension which was the reason for the original refusal has been removed, thereby overcoming the reason for refusal. Further issues of outlook have been raised, as well as loss of light, with regards to the proposed front extension blocking views and light to a number of high level side windows which serve the kitchen and dining room of No.35. While there will be some impact upon the outlook from the dining room window, it would not be so bad as to warrant a reason for refusal. In the same way, while there will be an impact on light levels to both the kitchen and dining room, it again would not be so bad as to warrant a reason for refusal as both of these side windows are secondary windows to the rooms they serve.

With regards to privacy, concerns have been expressed that the alterations to the existing single storey extension's roof, being changes from a lean-to to flat, would allow it to be used as a balcony or terrace area, which would allow overlooking of the neighbouring garden and patio area. The use of this roof as a balcony would not be acceptable and a condition is therefore recommended that it cannot be used as such and that the window which serves the adjacent bedroom must be designed in such a way so as to prevent access to this flat roof.

Protected Trees – The Council's Tree Services Manager has reviewed the arboricultural information submitted and is satisfied that the proposed extensions will have no adverse impact upon any protected trees and has requested that a tree protection condition be added to any planning approval. This condition is recommended.

Street Scene & Area Character – With regards to the street scene and general character of the Kingsway Special Character Area, the application raises no significant concerns, the proposed porch and front extension is in fact an improvement to the Hiltingbury Road elevation.

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.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.