HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73811

DESCRIPTION	Consutruction of single storey side and rear extension.
ADDRESS	75 Merdon Avenue Chandler's Ford Eastleigh SO53 1GA

SITE VISIT DATE	17/01/2014
ARE PLANS ACCURATE?	The small section of the extension that will project beyond the side elevation of the main property has been omitted from the proposed front elevation drawing. It is considered, however, that sufficient information has been provided to allow for the determination of the planning application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the development as described above. The extension will adjoin the property's western elevation and is primarily to allow for the provision of a new kitchen-diner area.
TOPOGRAPHY	The site slopes gently up to the north in line with the general gradient of Park Road which runs adjacent to the western boundary of the plot.
TREES	There is one small Conifer situated to the north-western corner of the property which will be required to be removed to facilitate the extension. There are also trees situated along the western boundary of the site including one fairly sizeable mature tree (unknown species) which the extension will encroach into the root protection area of. Neither of these trees are covered by a Tree Preservation Order.
BOUNDARY TREATMENT	The western boundary of the site immediately alongside the application dwelling consists of a low-level brick wall (approximately 1m in height) with sporadic trees and planting behind. The remainder of this boundary as well as the front boundary of the site is marked by a brick wall surmounted by dense hedging. The property's rear garden is surrounded primarily by hedging on all sides.
SITE CHARACTERISTICS	The application property is a sizeable, two-storey, detached dwellinghouse situated on a fairly prominent corner plot at the junction of Merdon Avenue and Park Road. The property has off-road parking provided by way of a driveway and single detached garage to the front and has a large area of private amenity space to the rear.
CHARACTER OF LOCALITY	The application property is situated within an established residential area made up of mixture of dwellings of varying scales and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28200/001	Erection of double garage	PERMIT – 18/06/1986
Z/28200/002	First floor side extension	PERMIT – 14/02/2003
T/28200/003	Felling of Blue Cedar at side	CONSENT TO TREE WORKS – 03/04/2003

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No response received.
Head of Countryside and Trees	(29/01/2014): The Council's Head of Countryside and Trees raised no objection to the proposals. He noted that the extension will be within the root protection area of the tree on the western boundary of the site referred to above, however, advised that he had concerns about its long term future given that it is twin stemmed at approximately 2m high. Following clarification that this tree was not covered by a TPO (the TPO'd Cedar that was in a similar position on the site was previously removed under planning consent T/28200/003) he agreed that it was not worthy of retention and he had no objections to its removal should this be necessitated by the proposed development.

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), Saved Policy 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029, Policy DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

The site does not fall within a designated character area.

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that

NATIONAL PLANNING POLICY GUIDANCE

good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of the Head of Countryside and Trees are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

As the application is for householder development, there are no planning obligation requirements.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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 planning documents and guidance.

Layout, Design and the Impact of the Proposals on the Street Scene and Character of the Area:

The proposed extension is considered to be of an acceptable design and of a proportionate scale to the application dwelling such that it appears as a subservient and appropriate addition. It will neatly adjoin and tie-in with the property's existing extensions and serve to square off its north-western corner. Whilst it may have been preferable for its western elevation to sit flush with that of the existing property rather than marginally jutting out beyond it (by 0.945m), it is not considered that this is a significant issue or that it will be to the detriment of the appearance and character of the host dwelling.

As a result of the combination of the positioning of the proposed extension, the corner location of the site as well as the relatively low level boundary treatment in place immediately adjacent to the application dwelling, the development will be visible from Park Road. This will have the effect of noticeably reducing the existing separation between the western elevation of the property and the highway. The extension is, however, of a single storey only and will be viewed from the Park Road aspect against the much larger main dwelling. Taking this into account, as well as the appropriate design of the extension which ties in well with the roof form of the property's existing rear projection, it is not considered that it will have any significantly detrimental impact upon the Park Road streetscene or upon the wider character of the area such as to warrant the refusal of the application on the grounds.

Residential Amenity:

Due to the nature and siting of the proposed development which is of a single storey only and is positioned such that it is well screened from the immediately neighbouring property's to the eastern, northern and the southern sides of the plot, there will be no notable or adverse impact upon the amenity of their occupiers.

Overall, and for the reasons as set out above, the application is considered to comply with the requirements of Saved Policy 59.BE of the adopted Local Plan.

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.

CONCLUSION

The application is recommended for approval.