REF. NO. F/13/72258

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Two storey side and one and two storey rear extensions, with pitched roof over existing side and rear extension. 104 Hursley Road, Chandler's Ford, Eastleigh, SO53 1JB.

SITE VISIT DATE – 26/04/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above resulting in a sizable four bedroom dwelling with ground floor reception rooms.
SITE AREA	Approximately 1485 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change from the existing 7 dwellings per hectare.
TOPOGRAPHY	Flat and level.
TREES	There is a line of mature protected trees along the northern boundary of the site, as well as a large evergreen/pine tree on the frontage. There are further trees to the rear boundary but these are not subject to any preservation orders.
BOUNDARY TREATMENT	Open to the front onto Hursley Road, with a 2.0 metre hedge along the northern side boundary and a 3.0 metre Laurel hedge along the southern side boundary, with further planting and trees to the western rear boundary. None should be affected by the proposed works.
SITE CHARACTERISTICS	The property is an attractive double bay fronted two storey Edwardian style house with a hipped roof. To the side and rear are a couple of flat roof 1970s single storey extensions, which are not particularly complementary to this character property. To the front is a large garden with in-out drive arrangement, a garage to the northern side and a double open car port to the southern side. To the rear is a large mature garden with an open-air swimming pool.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature. Hursley Road is made up of larger two storey detached and semi-detached dwellings ranging in age from around 1900 to more modern properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/05391/004/00	Erection of new utility and garage and demolition of existing.	Approved Jun 1975

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/05391/003/00	Erection of extensions to existing dwelling.	Approved Feb 1972
Z/05391/002/00	Construction of additional vehicular access to classified highway.	Approved Oct 1970
Z/05391/001/00	Alterations and additions.	Approved 1970
Z/05391/000/00	Use as school.	Approved 1949
1331	House.	Approved 1923

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
102 Hursley Road	Concerns of loss of light to kitchen window, bathroom and hallway.

CONSULTATION RESPONSES

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

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): 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people." It goes on to say in paragraph 64 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 the principle of that proposed, its layout and design, impact upon the residential amenity of neighbouring properties, as well as upon protected trees, the street scene and the character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

See below.

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 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, 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, 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 – Following discussions with the applicant's agent a revised design has been submitted which now overcomes the majority of the case officer's previous design concerns. This amended scheme has removed the integral garage originally proposed and sets the two storey side extension further back, with a lower and more subservient ridgeline. It also introduces a new double height bay window, again smaller in size than the main two bay windows to the existing front elevation. While still quite large, these revisions do make the proposed side addition much less visually imposing and should maintain the prominence of the main front elevation.

The proposed rear elevation has also had some minor changes undertaken to tidy up its appearance, and while further work on this would be preferable, that proposed is generally acceptable.

Overall, while in pure architectural terms an alternative design and layout would probably be more sympathetic to what is a very attractive period house, that now proposed is nonetheless considered to be acceptable and should not detract from the character of the property in any adverse or unacceptable way.

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ASSESSMENT OF PROPOSAL

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Residential Amenity – Some concern has been raised by the occupiers of No.102 Hursley Road to the south of the application site that the proposed two storey side extension will result in a loss of light to No.102's side kitchen window, as well as the first floor bathroom and landing windows. While it is acknowledged that the side extension is likely to have some impact in terms of loss of light, it is in this instance not felt that it would be to such a detrimental extent so as to make the application unacceptable.

Only the kitchen is considered to be a main habitable room where a detrimental loss of light would not be considered acceptable, the bathroom only being used occasionally and the landing being secondary accommodation. If this kitchen window were the one and only source of natural light to this room, then there would be more concern with regards to loss of light. However, the kitchen was extended to the rear to form a 'breakfast' room area which opens onto the rear garden and provides an additional source of natural light for the kitchen area. It also needs to be taken into consideration that the proposed side extension will be 6.0 – 7.0 metres away from this side kitchen window which already faces north. It would therefore be hard to substantiate a reason for refusal on these grounds.

With regards to other residential amenity issues such as loss of privacy or outlook, no new side windows are proposed and any new first floor windows will face to the front or rear of the site and the dwelling is positioned in such a way to its neighbours that there will be no adverse loss of outlook.

Trees – While the majority of the proposed extensions to the side and rear should be able to be built without having any adverse impact on adjacent trees, the existing garage, which is to be converted into habitable accommodation, is very close to the site boundary and adjoining trees within the neighbouring garden. While the conversion works should mainly be internal, there is the potential for some impact upon the adjacent trees during construction. It is for this reason that a condition requiring tree protection details to be submitted to and agreed by the LPA prior to works starting is recommended.

Street Scene & Area Character – Following the amendments to the side extension and the front elevation which will be presented to the street, the resulting scheme is now considered to be acceptable and should not have any detrimental impact upon the visual amenity of this section of Hursley Road or the general character of the immediate surrounding area.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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

This amended scheme is now considered to meet the requirements of saved Policy 59.BE of the current adopted Local Plan, together with the requirements of the Council's 'Quality Places' SPD and as such is recommended for approval subject to conditions.

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