HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72202

DESCRIPTION	Two storey side extension, elevational alterations at front and rear decked area
ADDRESS	33 Kingsway Chandler's Ford Eastleigh SO53 1EL

SITE VISIT DATE	05/04/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Two storey side extension extending forward of the front elevation by 1.1m and back from the rear elevation by 2.6m. Replaces existing car port, 3.9m wide, with garage and study 3.2m wide at ground floor. First floor element provides extension to master bedroom creating a suite with large dressing room and Juliet balcony. Addition of terrace to rear, some internal alterations, and some minor elevational changes to the front elevation.
TOPOGRAPHY	Dwelling sits down from the road with some variation in ground level within the plot.
TREES	TPO'd trees identified on site plan, 09:012:04 REV A.
BOUNDARY TREATMENT	Laurel hedge along frontage, mix of fencing and planting along other boundaries.
SITE CHARACTERISTICS	Detached two-storey dwelling in fairly prominent corner plot, constrained by the shape of the plot and the presence of TPO'd trees. Dwelling sits back and down from the road and this, together with the trees, does provide some screening. Parking and landscaping to the front of the site, with amenity space to the side and rear.
CHARACTER OF LOCALITY	Wide range of property size, age, and design. Majority with off-road parking and rear amenity space. A number of mature trees, which are protected, provide a pleasant backdrop.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/11012/001/00	SINGLE STOREY AND TWO STOREY SIDE EXTENSION	19/07/1988 PERMIT
T/11012/002/00	LOPPING OF TWO TREES	15/01/1993 REFUSE TREE CONSENT
T/11012/004/00	CROWN LIFTING AND CROWN THINNING OF TWO OAKS IN REAR GARDEN	28/08/2001PART CONSENT PART

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
		REFUSE TREES
Z/11012/005/00	FIRST FLOOR SIDE EXTENSION, CONVERSION OF CAR PORT TO GAMES ROOM AND ERECTION OF 2 METRE HIGH BRICK WALL ON FRONTAGE	10/09/2002 REFUSED
T/11012/006/00	CROWN THINNING OF TWO OAKS TO LEFT HAND SIDE OF PROPERTY BY 25% AND REDUCE BACK FROM PROPERTY BY 2 M TO SUITABLE GROWTH POINTS.CROWN LIFT TO 6 M ABOVE GROUND LEVEL	17/11/2003 CONSENT TO TREE WORKS
F/12/71769	Two storey side extension and elevational alterations at front	Withdrawn 16/01/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
22 Kingsway	As the area is very busy at school times with many children crossing Kingsway (several without adults who are accustomed to the normal levels of traffic in the area), I hope that appropriate measures will be put in place to prevent large vehicle deliveries during these times. Also the parking of builders' vehicles should be sensitive to the needs of local people accessing houses as the area is also very busy with additional cars parking at school collection and pick up times.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received.
ENG	Matt Grantham TPol Comments: No objection. Parking on-site is adequate, and includes the provision of a garage which will be constructed to a size in line with the EBC Parking standards. No DC's are required as the proposal is for a domestic extension. No highway objection. Suggest consult EA as the extension is adjacent to main river.
CRT	I do not object to the above application. Please condition the following… 1. The development shall accord with the Arboricultural Impact Assessment, Tree Protection Method Statement and Tree Protection Plan produced by Frank Wright Tree Consultancy dated 20th February 2013. Protective fencing and ground protection must be erected as per the Tree Protection Plan enclosed within the report. Reason - To retain and protect the existing trees which form an important

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	part of the amenity of the locality. 2. No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the fencing and ground protection and signed the card which accompanies this decision notice. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. All other aspects of the Arboricultural Implications Assessment and Method Statement will be addressed at this meeting. The final specification of the pile and beam approved by a structural engineer will be reviewed in order to ensure it does not conflict with retained trees. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Flood Zone 2 and 3 Within Main River Buffer Contains Trees Protected by TPO290

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 Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

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

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
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."

MATERIAL CONSIDERATIONS

Principle – The development site falls within the built urban edge and an established residential area. The principle of development is therefore acceptable, subject to the nature, scale and design of the proposed works being in accordance with the current local planning policies and guidance.

In this case, the relevant local plan policy is 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, natural features and trees, 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.

Design and Layout – The dwelling sits in a relatively prominent corner location, although the level of tree screening and the way the house sits down in the plot does make the northeast elevation of the house less visible. The proposed extension has been designed to reflect the existing gable. Although the projection forward means the canopy around the ground floor cannot be continued, which could perhaps have been introduced to improve the cohesion between old and new, this would not be a significant issue. With regard to the rear extension, whilst it is quite busy with a lot variations in window size and detailing, the proposed extension is not visible from the public realm and this is not a significant issue.

Although the rear garden is small, there is additional amenity space to the side of the dwelling and the site would be considered to retain a good sized garden therefore the proposals are not

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

considered to result in the overdevelopment of the plot.

No elevation drawings have been provided of the proposed fence and gate to allow an assessment of the potential impact, however this can be dealt with by condition.

Street Scene – The dwelling sits in a relatively prominent corner location, although the level of tree screening and the way the house sits down in the plot does make the northeast elevation of the house less visible. The proposed extension does increase the size of an already substantial house, however the range in property size in the immediate locality means the enlarged property would not necessarily be out of keeping. The mature trees in the site and in neighbouring properties would also help to mitigate any visible impact.

Residential Amenity – It is likely the proposed development would not have a significant impact on the neighbouring properties, due to the orientation of the properties concerned, the position of the works and the level of screening afforded by the mature landscaping.

Highway Matters – The proposed development does not increase the number of bedrooms for the property, which as a 5-bed dwelling, requires three parking spaces to be provided, in accordance the Council's 'Residential Parking Standards' SPD. There is sufficient parking available on site for this level of parking to be accommodated. Comments have been made by a local resident regarding the vicinity of the school and the highway pressures during school drop off/pick up times. It is not possible to control delivery times through the planning system. A note to applicant can however be included to highlight to the applicant that this has been identified as an issue.

Protected Trees – The Council's Tree Services Manager is satisfied that the proposed works does not impact the protected trees in the immediate vicinity, subject to conditions. These conditions can be imposed.

Flood Risk – The Monks Brook runs to the front of the property, although it is culverted as it passes through the plot. Given the property falls within flood zone 2 and 3 and in the main river buffer, the proposed works should be flood risk protected. A condition can be imposed to address this issue.

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.

CONCLUSION

Recommend permission subject to conditions.