REF. NO. F/12/71512

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Erection of chalet bungalow following demolition of existing bungalow. 67 Pitmore Road, Eastleigh, SO50 4LX.

SITE VISIT DATE – 22/11/2012

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide a four bedroom chalet style property with parking to the front and private garden to the rear.
SITE AREA	Approx 720 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change from the existing 14 dwellings per hectare.
TOPOGRAPHY	The site slopes down from north to south with a drop of approximately a metre across the site.
TREES	There are no trees on or adjacent to the site which would be affected but the proposed works.
BOUNDARY TREATMENT	1.0 metre fence to the front with 1.8 metre fences to the side and rear boundaries on top of retaining walls.
SITE CHARACTERISTICS	Early 1930s hipped roof bungalow which appears relatively untouched. Single attached garage to the side with garden and drive to the front and good size private garden to the rear.
CHARACTER OF LOCALITY	Pitmore Road is residential in nature and made up of a variety of single and two storey dwellings of differing ages and styles. To the rear are paddocks and countryside.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70838	Two storey rear extension and raising of roof to provided habitable rooms, addition of 1No. front dormer window and roof lights to side elevation.	Approved Jul 2012
1897	Bungalow.	Approved 1931
1915	Garage.	Approved 1931

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection. The garage shown is too small by there is sufficient room on the site frontage to provide the three off-road spaces required.
Head of Environmental Health	No comments received.
Head of Regeneration & Planning Policy (Sustainability)	Submitted pre-assessment report shows that the proposed dwelling will just meet code level 4 as required, although there is very little slack which means that the completed development may not quite meet code 4.
Allbrook Parish Council	No comments received.

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): 28.ES, 34.ES & 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029: DM1, DM2, DM24 & DM29
Supplementary Planning Document : Quality Places
Supplementary Planning Document : Character Area Appraisals – Eastleigh (ELAC 2)
Supplementary Planning Document : Residential Parking Standards

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 the principle of that proposed, its layout and design, impact upon the residential amenity of neighbouring properties, environmental sustainability, parking, as well as the street scene and character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

As the application is to replace the existing dwelling, i.e. no net increase in dwellings on the site, planning obligations are not considered necessary in this instance.

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, noise and fumes. Also of relevance of Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 which essentially reiterates the above requirements.

Also of relevance is saved Policy 34.ES which requires all new development to reduce CO2 emissions through its construction, etc. This is backed up by the Council's 'Environmentally Sustainable Development' Supplementary Planning Document.

Layout & Design – The dwelling proposed is identical in form, scale and appearance to that of the resulting dwelling proposed in the recent planning approval in July for extensions to the existing property. The existing dwelling has proved quite difficult to bring up to modern standards and it is more cost effective for the applicant to replace the building entirely rather than extend and improve it.

From the front the general appearance of the current bungalow will be replicated. The hipped roof will have a slightly steeper pitch and will in turn be 1.5 metres higher and include a single dormer window to the front. The garage to the side will have a slightly higher roof but nothing significant. The majority of the bulk of the dwelling will be to the rear but the hipped style roof is retained via a barn or half-hip. Overall the design and appearance of the proposed new dwelling is considered to be appropriate and sufficiently sympathetic to the character of the original dwelling and the street.

Residential Amenity – Despite the quite significant increase in size compared to the present bungalow, there will be little impact upon the amenity of either neighbouring property. No.65 to the south has a small rooflight window to the side which appears to serve a bathroom, together with two windows at ground floor. These windows should not be greatly affected as the enlarged roof of the application dwelling slopes away and therefore should not result in any unacceptable loss of light or affect the existing outlook to any significant degree.

No.69 to the north also has a number of roof lights to the side, two of which are quite large, although it is unclear what rooms they serve. No.69 is an unusual design and these large roof

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

lights would most likely not be approved today. The proposed dwelling will have a significant impact upon the outlook from the rearmost of these large windows. However, no objection has been received from the occupiers of No.69 to this or the previous application to extend the bungalow, and this window does currently allow substantial overlooking of the application property's garden. Given that no objection has been received and that this on its own is not really substantial enough to justify a refusal of the application, overall the proposal is considered to be acceptable and to accord with saved Policy 59.BE of the local plan and the 'Quality Places' SPD.

Environmental Sustainability – As has been mentioned above, the proposed dwelling can meet code level 4 of the Code for Sustainable Homes, as is required by the Council's 'Environmentally Sustainable Development' SPD, although it only just meets this requirement leaving little room for manoeuvre. However, this is something that the applicant will have to address at the design stage, as a condition of any approval is that a design stage report will be required demonstrate how the proposed dwelling will meet code level 4, which is then followed by a completion certificate. Conditions to this effect are recommended but at this point the application has meet the minimum environmentally sustainable development standards.

Parking – The proposed dwelling would have four bedrooms and as such is required to provide a minimum of three off-road spaces. The proposed garage is undersize to be considered as a parking space by there is sufficient space on the frontage to provide the three parking spaces required. A condition to this effect is recommended and should overcome this minor concern raised by the Head of Transportation and Engineering.

Street Scene & Area Character – As has been mentioned above the proposed dwelling will generally follow the same characteristics of the existing and other similar dwellings within the street. Similar extensions and alterations have already been undertaken on other properties in the street and add to its variety. In terms of the street scene the dwelling is considered to be appropriate and will have no adverse impact. In the same way it will have no adverse impact upon the general character of the surrounding area.

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

The application is considered to meet the requirements of saved Policies 28.ES, 34.ES and 59.BE, together with their equivalent pre-submission plan policies and supplementary planning documents. This being the case, the application is therefore recommended for approval subject to conditions.