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 accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with the relevant local planning policies and guidance.

In this case, the relevant policy is 59.BE 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.

Layout and Design – The proposed works are considered to be in keeping with the existing character of the property and in proportion with the building. The external finishes are intended to match the existing materials, and this can be conditioned. The proposed extension, which has the greatest impact on the dwelling is sited at the rear, within the patio/courtyard area formed in the 'L' of the existing building and has no significant impact on the character of the property.

Street Scene and Character – The addition of a porch and the infill of the passageway are very small scale and will have no significant impact of the character of the property as seen from the public realm. The rear extension will not be visible from the street and therefore has no impact on the public realm.

Residential Amenity - There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the location of the extension and the relationship with the neighbouring properties. The addition of a porch and the infill of the passageway has no impact on residential amenity.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The development complies with the requirements of Policy 59.BE.

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 standard conditions.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	Delegated decision - 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 Guidance : Quality Places

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area (area 3. Kingsway)

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72096

DESCRIPTION	Single storey rear extension, front porch with entrance ramp and infill of existing passageway
ADDRESS	4 Malcolm Road Chandler's Ford Eastleigh SO53 5BG

SITE VISIT DATE	28 March 2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, 4.6m x 4.0m single storey rear extension.
TOPOGRAPHY	Fairly steep slope to front of property, more gentle slope at the rear towards the rear boundary.
TREES	None affected by the proposed development
BOUNDARY TREATMENT	Mix of planting/hedging and fencing
SITE CHARACTERISTICS	Detached, two storey dwelling with cat slide roof and integral double garage. Front garden with parking area and large rear garden.
CHARACTER OF LOCALITY	Mixed character with a range of detached properties of different sizes and styles. Generally set back from the road with front gardens and off-road parking. Range of development throughout the street.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17256/000/00	Extension forming bedroom lounge to rear of existing house	Permit, 13/09/1976
Z/17256/001/00	ERECTION OF DOUBLE GARAGE	Permit, 03/06/1988
Z/17256/002/00	FIRST FLOOR SIDE EXTENSION WITH FRONT AND REAR FACING DORMER WINDOWS AND SINGLE STOREY REAR EXTENSION	Permit, 05/06/2000
Z/17256/003/00	FIRST FLOOR SIDE EXTENSION (AMENDED DESIGN)	Permit, 21/08/2001
F/06/58770	Rear conservatory	Permit, 12/01/2007

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received