REF. NO. «AltRef»

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	One and two storey side and front extension with front balcony and alterations to front entrance. 84 Lakewood Road, Chandler's Ford, Eastleigh, SO53 5AA.

SITE VISIT DATE – 22/06/2012

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, together with some internal alterations to provide a 5 bedroom dwelling.
SITE AREA	Approx 1890 sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Generally flat and level.
TREES	There are a couple of groups of protected trees along the frontage of the site, as well as along the northern boundary.
BOUNDARY TREATMENT	The street frontage to the western boundary is well screened by mature trees and shrubbery. This thins slightly along the northern side boundary. The remaining eastern rear and southern side boundaries are marked by a 2.0 metre high close board timber fence.
SITE CHARACTERISTICS	The existing dwelling is a single storey 1950s bungalow set centrally within its current plot (the dwelling's original plot also included No.82 Lakewood Road). The property is of white painted brick with a plain clay tiled roof and painted window frames. It retains much of its original character with only minor alterations having been undertaken. To the front is a sizeable garden with parking area and detached double garage. To the rear is a good size garden, although in comparison to neighbouring properties it is quite small.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly large detached two storey dwellings on large well screened and treed plots. The site is also within the Hiltingbury and Hocombe Park Special Policy Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
O/10/66421	Outline: Erection of detached dwelling with access onto Lakewood Road.	Approved Mar 2010

REF. NO. «AltRef»

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/04845/00C/00	Kitchen extension.	Approved Apr 1976

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
82 Lakewood Road	Concerns regarding the proximity of a two storey extension so close to the boundary and of overlooking from the proposed rear balcony.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No objection provided protective fencing is erected during building works. Condition recommended.
Chandler's Ford Parish Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special Policy Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE & 181.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 : DM1
Supplementary Planning Document : Quality Places
Supplementary Planning Document : Chandler's Ford and Hiltingbury Character Areas
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, protected trees, as well as upon the street scene and Special Policy 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, noise and fumes.

Also of relevance is saved Policy 181.LB which relates specifically to the 'Hiltingbury and Hocombe Park' Special Policy Area which sets out a number of criteria intended to maintain the special character of that area. These are: i) that the size of any proposed plots is not significantly smaller than neighbouring plots; ii) proposals do not result in the loss or prejudice the retention of any mature trees; iii) that the design is compatible with the Arcadian character of the area; and iv) that the proposal also includes a landscape and planting scheme.

Layout & Design – The existing bungalow is cruciform in plan with each arm serving a different function living area, kitchen, bedrooms, etc. The application is to make better use of this space for the applicant's needs but mainly to provide additional bedroom accommodation. It is proposed to provide this additional accommodation via a first floor over part of the present footprint. While in pure architectural terms this first floor accommodation would best be located over the crossed axis of the cruciform, structural issues mean that the existing foundations could not take the additional weight. To provide suitable foundations would result in much of the dwelling having to be demolished, which is outside of the applicant's budget and would mean that they would have to find alternative accommodation while works were undertaken. It is for this reason that the proposed first floor accommodation is to be positioned at the end of the existing bedroom accommodation. This means that the extra space can be provided with minimal disturbance and within budget.

The design of the extension is of a more contemporary appearance to contrast with the traditional style of the current bungalow. It also proposes to use some contrasting materials to further differentiate between the old and new. Following some initial concerns with regards to the size and scale of the proposal an amended design has been secured which is more subservient to the main dwelling and should have less visual impact on the neighbouring property. While quite different to the more traditional style of the neighbouring dwellings, the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

modern design proposed is considered to be acceptable and to accord with both saved Policy 59.BE and 180.LB of the current local plan, as well as DM1 of the pre-submission plan.

Residential Amenity – As has been mentioned above, following initial concerns regarding the size and scale of the extension proposed, as well as the presence and orientation of a rear balcony and the resulting impact of these elements on the neighbouring plot, an amended design has been secured. This revised design reduces the scale of the addition, moves it slightly further away from the boundary and removes the rear balcony. This overcomes the massing and visual impact concerns, as well as the potential for overlooking from the balcony.

However, the initial revised design did not fully overcome the potential loss of privacy issue as it left a first floor window which was orientated in such a way as to direct views towards the neighbouring property's rear garden. This was due to the angled nature of the dwelling, which is at a slightly different orientation to most dwellings along Lakewood Road. The final set of plans has now adequately addressed this potential overlooking issue by greatly narrowing the window, thereby restricting the field of view. Its position has also been moved so that the location of the window is no longer directly in line with the main circulation route, as it was previously, which again will limit the possibility of views towards the neighbouring plot. This together with the distance between the properties is now considered sufficient to have overcome the previous overlooking and loss of privacy concerns.

With regards to residential amenity, the application is considered to meet the necessary requirements of Policies 59.BE and DM1, as well as the 'Quality Places' SPD in that it will not result in any undue or adverse loss of privacy, light or out look to any neighbouring property.

Trees – As has been mentioned above, the whole front of the site is covered by a group tree preservation order. While the proposed extension is unlikely to have any impact upon any of these trees, due to its distance from these trees, there is the potential for damage from the storage of building materials, etc. No objection has been raised by the Council's Tree Services Manager but he has requested a condition requiring details of the position of protective fencing to be submitted and agreed prior to any works starting.

Street Scene & Area Character – Due to the extent of the mature trees and shrubbery along the site frontage, there are no real views of the dwelling from directly opposite the site or when looking south down Lakewood Road. There are however, views of the current roof and therefore the proposed first floor addition when looking north across the neighbouring plots (No.82). It is for this reason that additional effort has been made on ensuring that this southern side elevation appropriately addresses the street through the materials used and their construction detail.

The revisions to the design are therefore considered to be acceptable. While the more contemporary design approach is a little different to many of the surrounding properties, in this instance due to the good screening which will soften its impact, it is felt that there will be no adverse or unacceptable impact upon the street scene or general character of the Hiltingbury and Hocombe Park Special Policy Area and therefore accords with Policies 59.BE, 181.LB and DM1.

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

REF. NO. «AltRef»

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.