HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70762

DESCRIPTION	One and two storey side extension with front and rear dormers
ADDRESS	25 Rosemoor Grove Chandler's Ford Eastleigh SO53 1TB

SITE VISIT DATE	Application site inspected 30th May 2012, accompanied by the applicants.
ARE PLANS ACCURATE?	The submitted drawings allow a comprehensive assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	In accordance with the Local Planning Authority's publicity of planning proposals all relevant neighbours have been consulted.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposal comprises the construction of a one and two storey side addition that provides a utility room at ground floor with a third bedroom above. To light this first floor accommodation front and rear dormer windows are proposed.
TOPOGRAPHY	The application site is flat and level.
TREES	There are no trees in the vicinity of the development proposed.
BOUNDARY TREATMENT	In terms of this planning proposal the northern common boundary with number 24 Rosemoor Grove is relevant consisting of a 1.8 metre high close boarded fence with addition 0.2 metres of trellis above.
SITE CHARACTERISTICS	Modern detached chalet bungalow located within a maturing landscape setting positioned at the end of the vehicle turning area for Rosemoor Grove.
CHARACTER OF LOCALITY	North Millers Dale modern hosing layout built in the 1980's and includes some elements of design and layout which provides it with an urban village character. The public house, community hall, open spaces and network of footpaths do provide the area further with a sense of place, similar to a small hamlet.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	There is no planning history relevant specifically to number 25 Rosemoor Grove.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Occupiers Glen Ebor, 24 Rosemoor Grove.	Fully aware of this planning proposal. There is a blank wall to the common boundary between the properties with no windows. Scheme fairly similar to works carried out at number 24 Rosemoor Grove.

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 POLICIES

Eastleigh Borough Local Plan Review (2001-2011) Saved Policy 59.BE
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Application site on the fringes of the North Millers Dale section of the Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

Application site is not located within a Special Policy Area

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Other – No consultations undertaken.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Other – Third party correspondence acknowledged.					

PLANNING OBLIGATION/CONSIDERATIONS

The nature of this planning proposal does not warrant contributions to offset the impact of the schemes on local infrastructure.

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 application site lies within the urban edge and within an established residential area where the principle of development is acceptable, subject to considerations of the detailed design taking account of its host environment and its impact on neighbouring properties. It must also accord with the relevant saved policies within the Eastleigh Borough Local Plan Review (2001-2011) and associated Supplementary Planning Documents.

Policy 59.BE of the Local Plan 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, and loss of outlook, noise and fumes.

The size and design of the proposed addition is considered to be sympathetic to the existing property by the retention of the principle gable feature with the associated cat-slide roof thereby retaining the essence and proportions of the original detached house. In terms of the impact on the locality, the style of this proposal follows the general themes of the surrounding properties allowing the proposed development to be satisfactorily assimilated into the street-scene of Rosemoor Grove. Accordingly complying with the saved new development policy of the local plan and thrust of the adjacent housing area covered by the Character Area Study that requires planning proposals to respect their host environment, reflecting the local character and in proportion to the existing development.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to relationship of existing and proposed development and the relative small nature of the planning proposal. The extended dwelling is situated in “line” with its nearest neighbour number 24 Rosemoor Grove, and as highlighted does not include any side facing windows on the north elevation.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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.

CONCLUSION

For the reasons outlined in this report the recommendation is to approve the application.