HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69234

DESCRIPTION	Single storey side and rear extension
ADDRESS	10 Valley Road Chandler's Ford Eastleigh SO53 1GP

SITE VISIT DATE	2.8.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of a single storey side and rear extension with a pitched roof to create additional living accomodation along with a garden room/gym/utility following demolition of the existing shed. The extension measures 3.6m(h) by 2.8m(w) reducing to 2.3m(w) to the side of the house by 12m(d). The proposed extension will project beyond the rear elevation by approximately 8m and will have side facing bi-fold doors.
TOPOGRAPHY	Flat level site.
TREES	No trees will be affected by this application.
BOUNDARY TREATMENT	1.8m close boarded fencing with some mature planting and trees in front.
SITE CHARACTERISTICS	Large detached Victorian two storey house with loft conversion and rear conservatory. There is a large gravelled front driveway leading up the western elevation to a large detached shed and large rear garden.
CHARACTER OF LOCALITY	Residential area of similar large detached Victorian houses, some of which have been converted to nursing/care homes.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/34568/001/00	Erection of dormer to front elevation	Permitted Dec 1999

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
12 Valley Road	No objections to the proposal but would however like to see conditions that require the applicant to comply with the Party Wall Act, that the close board fence to remain in place during and after the works. Any damage to be remedied, that no part of new roof/gutter/fascia etc to overhang the boundary line, and that Roof 'clay tiles to match' to be reclaimed tiles not new.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish	No response received.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council	

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) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x	

A condition regarding materials matching has been added as has a note to advise the applicant that the granting of this permission does not convey the right for any part of the development to encroach on to, under, or over land which is not within their ownership. Conditions/Notes have not however been imposed with regard to the Party wall act, fences as they are “not relevant to planning” and would therefore fail to comply with the required tests of the imposition of planning conditions.

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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

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, loss of outlook, noise and fumes.

The application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

The proposed development runs up the boundary and within close proximity of No.12 Valley Road. It is not felt that the proposal will have a detrimental impact on any other neighbours and therefore this report mainly focuses on the impact of the proposal on No.12.

Although the proposed extension is quite deep at 12m, approximately 4m is wrapped around the side of the house with the remaining 8m projecting from the rear elevation of the house. There is an existing shed which runs along the boundary in the same location as the proposal (it is also note worthy that GIS shows a historic structure which projects beyond the rear of the house by 11.5m). The sheds rear elevation ends approximately 6m from the rear elevation of the house. Following removal of this shed the proposal will project by a further 2m beyond where the sheds rear elevation was.

The existing shed is approximately 2.8m high. The proposal will increase the building height along this boundary with No.12 by 0.7m. No.12 have an existing conservatory which projects from their rear elevation by approximately 4m therefore the extension when viewed from the conservatory will only project by approximately 2.5m beyond its rear elevation.

Despite the depth and height of the extension, it is only single storey, and its size and design are considered to be sympathetic to the existing property. The proposed extension with bring out the rear build line out approximately 2.5m beyond that of No.12 but it is not felt that the hight or depth of the extension will have an unacceptable detrimental impact on No.12 by way of a loss of light, outlook, overbearing impact or overlooking.

No objection letters were received in connection to this application and No.12 did not raise any planning related concerns and therefore it must be concluded that it was not felt that the proposal would have a detrimental impact on their residential amenity.

The proposed development will be visible from the street however it is not felt that it will have a detrimental impact on the street scene or the wider character of the area. The front elevation of the proposal is not dissimilar to that of the existing shed, albeit 4m closer to the street and the pitch of the hipped roof replicates the main house and therefore assimilates well.

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

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

In view of the above this application is recommended for permission subject to conditions.