HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/73933

DESCRIPTION	Construction of two storey front extension, addition of pitched roof to existing two storey front extension and alterations to front porch.
ADDRESS	9 Maytree Road Chandler's Ford Eastleigh SO53 5RT

SITE VISIT DATE	19/02/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a two storey front extension of a width of 3.6m and a depth of 2.3m which will infill and square-off the front north-western corner of the property. The extension is to provide a study at ground floor level as well as an en-suite bathroom at first floor level. The application also includes the addition of a pitched roof to both the property's porch as well as its existing flat-roofed two storey front extension.
TOPOGRAPHY	There is a slight slope down to the south in line with the general gradient of this section of Maytree Road.
TREES	There is a substantial Sweet Chestnut tree to the front of the property with another of the same species on the frontage of the neighbouring dwelling to the north, No. 11 Maytree Road.
BOUNDARY TREATMENT	The property has an open frontage.
SITE CHARACTERISTICS	No. 9 Maytree Road is a four-bedroom detached two storey property set on a relatively large plot. The dwelling has a sizeable frontage, part of which is laid to lawn with the remainder providing off-road parking to serve the dwelling. There is private amenity space to the rear. The property's original stepped front elevation with the main dwelling being recessed from the central gable feature, has been somewhat diminished by the addition of a flat roofed infill extension in the early 1980s.
CHARACTER OF LOCALITY	The site falls within an established residential area and sits in the middle of a row of six detached dwellings of two distinctive house types. These properties have a uniform front building line and are characterised by a two-storey front gable feature which projects forward of the main dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/10830/001	Two storey extension	PERMIT – 28/06/1983
T/10830/002	Removal of branches below 4m above ground level	CONSENT TO TREE WORKS – 13/08/1993

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received.
Head of Countryside and Trees (Tree Services Manager)	*There are two sweet chestnut trees in close proximity to the proposed development. The tree report submitted is simply a tree survey and does not demonstrate how the trees will be afforded protection during any build process. A detailed Arboricultural Impact Assessment and Method Statement will be required before I can approve the proposal.*

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area The Site is Subject to a Tree Preservation Order (TPO 240)

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029, Policies DM1, DM24.
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

The site does not fall within a designated Special Policy Area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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, highway matters, trees, street scene and

POLICY COMMENTARY

character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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, both in themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention. 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.

MATERIAL CONSIDERATIONS

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 planning documents and guidance.

Layout and Design:

The proposals consist of three main elements: the erection of a two storey front extension of a width

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

of 3.6m and a depth of 2.3m which will infill and square-off the north-western corner of the property and is to provide a study at ground floor level as well as an en-suite bathroom at first floor level; and the addition of a pitched roof to the property's porch as well as to its existing flat-roofed two storey front extension.

The proposal has been carefully designed to reflect the visual character of the dwelling and would be in scale and proportion with the host building. The proposed materials are appropriate and the addition of pitched roofs to both the front porch and existing flat roofed extension serve to neatly tie-in these features with the proposed extension. In basic design terms then and looking at the dwelling in isolation, there is nothing particularly wrong with the approach taken and indeed the proposed alterations are not in themselves considered to be unattractive. It is, however, the impact of the resulting dwelling upon the Maytree Road street scene which raises concern.

Street Scene and Area Character:

The main concern is then with regards to the impact of the resulting dwelling upon the street scene and character of this section of Maytree Road. No. 9 sits within the middle of a row of six detached dwellings (Nos. 3 to 13) of a uniform front building line. Whilst of two different house types, these properties are similar in design with each having a two-storey front gable projection with the main dwelling being recessed back from this. This is a particularly distinctive feature of the houses within this section of the road and establishes a notable rhythm to the existing street scene, contributing to the creation a particular sub character within this part of Maytree Road. Whilst it is acknowledged that there is an eclectic mix of houses in the wider local area in which properties vary in design, scale, age and appearance, it is considered that it is within this short row of dwellings that No. 9, as enlarged, would be mainly visually read.

The proposed two-storey extension would result in the loss of the aforementioned stepped characteristic of the property's front elevation by effectively leveling off the front building line and causing the existing gable feature to lose its current prominence. When combined with the alterations to the roof, it will also have the effect of increasing the overall bulk and visual prominence of the dwellinghouse. It is considered that as a result the property would markedly contrast with the principal elevation and roof forms of the adjacent dwellings, unduly disrupting the pattern of existing development along this section of Maytree Road and would be an obtrusive feature in the local street scene, to the detriment of the character of the area.

It is acknowledged that the property does have an existing flat-roofed infill extension at the front which has already served to adversely diminish the stepped character of its front elevation. It is not, however, considered that this provides justification for the development proposed and indeed the infilling of the other side of the property would only serve to exacerbate this impact. It is considered therefore that the development would materially harm the character and appearance of the local area in conflict with Saved Policy 59.BE of the Eastleigh Borough Local Plan Review 2001-2011 which aims to ensure that development safeguards the character and appearance of the locality, as well as the guidance contained within Section 7 of the National Planning Policy Framework which places great emphasis on the design of new development taking appropriate account of its surroundings.

Residential Amenity:

In terms of residential amenity, the proposals are not considered to have any adverse or unacceptable impact upon neighbouring dwellings in terms of overlooking or loss of privacy, nor will they be unduly overbearing. Whilst the front extension will be in fairly close proximity to the ground

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

floor kitchen windows of No.11 Maytree Road and will to a degree reduce the level of available light into this room, it is not considered that any such impact would be either significant or substantive enough to warrant the refusal of the application on these grounds. The alterations to the front porch and the roof of the property's existing flat roof front extension raise no concerns in respect of residential amenity. The development is therefore considered to comply with the requirements of Saved Policy 59.BE (vii) of the Local Plan in this regard.

Trees:

There are two substantial mature Sweet Chestnut trees within relatively closely proximity to the proposed front extension, one within the curtilage of the application dwelling and the other on the frontage of the neighbouring property to the immediate north of the site, No. 11 Maytree Road. These trees are subject to a Tree Preservation Order and are considered to make a significant contribution to the character and visual amenity of the area.

Whilst the application included a tree survey report as part of the submission, as noted in the consultation response of the Council's Head of Countryside and Trees, this does not adequately demonstrate how these trees will be afforded protection during any build process and a detailed Arboricultural Impact Assessment and Method Statement will be required before they can be satisfied that the development would not adversely the health of the trees. As this information has not been provided, the application is considered to be contrary to Saved Policy 59.BE (i) of the Local Plan which requires that development be appropriate in respect of its siting both in themselves and in relation to natural features and trees worthy of retention. This matter will therefore form an additional reason for the refusal of the planning application.

Highway Matters:

Whilst the proposals include an extension to the front of the property there will be no reduction in the available level of car parking on the application site and there remains adequate space for the parking of three vehicles which is the requirement for a four bedroom dwelling as set out in the Council's adopted Residential Parking Standards SPD. There are therefore no highway related concerns in respect of the proposed development.

Overall, for the reasons as outlined above, the application is considered to conflict with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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 relevant policies are DM1 (General criteria for new development) and DM24 (parking), which essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

The application is recommended for refusal.

REF. NO. «AltRef»