HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76918

DESCRIPTION	Single storey side & rear extension
ADDRESS	10 Chillerton Netley Abbey Southampton SO31 5GU

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of single storey extension wrapping around side and rear of the house. Extension has a long pitched roof and measures 2.6m to 7.2m(w) 4.3m to 10.7m(d) by 3.9m(h). The extension will be partly used as living accommodation for an elderly relative.
TOPOGRAPHY	Level site
TREES	None affected
BOUNDARY TREATMENT	1.8m fencing encloses rear garden
SITE CHARACTERISTICS AND CHARACTER OF LOCALITY	Two storey semi-detached house, forming one of four pairs situated close to the entrance to Chillerton. There is currently a shed and conservatory situated at the side/ rear of the property which will be removed to make way for the extension.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70508	Two storey side & rear extension, following demolition of conservatory	Refused

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No response

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

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Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not Within Detailed Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

None

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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
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

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 development complies with the requirements of Policy 59.BE in that:

- The size and design of the single storey wrap around extension is considered to be sympathetic to the existing property and is positioned where it will not have a material impact on the residential character of the locality.
- The site has good boundary fencing and the single storey extension will replace an existing conservatory and shed. The size and position of the extension means it will not have an unacceptable impact to neighbouring properties (by way of a loss of light, outlook, overbearing impact or overlooking).
- There is considered to be sufficient space on the property to accommodate three cars (as required by parking standards SPD).
- The site retains a good sized garden and therefore the proposals are not considered to result in the overdevelopment of the plot.
- The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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 Permit