REF. NO. «AltRef»

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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The size and design of the proposed extension is considered proportionate to the host property. The property has previously extended with a 3m deep two storey rear extension from which the proposed extension leads off. The proposed extension will increase the projection at ground floor level to 5.5m however the proposal is only single storey and is considered to be appropriately designed and sited.

Residential Amenity: There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to its single storey nature, appropriate design and siting. In addition the extension is set in from No.13 and partially screened by boundary treatments. No.9 has previously constructed a two storey rear extension so will only see the single storey proposal which due to its appropriate size, siting and design is not considered to have an unacceptable impact.

Street Scene/Character Area: The proposed development is isolated to the rear of the property where it will not be visible from the street. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

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

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 new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.

REF. NO. «AltRef»

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

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

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC19

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to the scale or form of development proposed.

REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73789

DESCRIPTION	Single storey rear extension
ADDRESS	11 Locksley Road Eastleigh SO50 5DX

SITE VISIT DATE	10th Feb 2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	2.5m deep single storey rear extension with deep overhang, rear facing bi-fold doors, and a lantern roof light.
TOPOGRAPHY	Flat level site.
TREES	No protected trees
BOUNDARY TREATMENT	The rear garden is enclosed by a combination of wall and fencing at a height of approx 1.8m.
SITE CHARACTERISTICS	Mid terraced two storey house, previously extended at two storey to the rear. The property is set back from the road by an area of hard standing for cars and a shared alleyway leads to a long narrow rear garden containing a large detached outbuilding.
CHARACTER OF LOCALITY	Residential area of similar terraces of two storey houses. Neighbouring property No.9 has previously had a two storey extension.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16162/002/00	First floor rear extension	PER 13/9/2000
Q/16162/003/00	Tp correspondence - proposed velux windows in front roof	PNR 31/10/2000
Z/16162/001/00	Single storey rear extension	PER 23/11/1984

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	