HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70782

DESCRIPTION	Construction of single storey side extension with attached carports & replacement porch canopy
ADDRESS	82 Chalk Hill West End Southampton SO18 3DB

SITE VISIT DATE	22/5/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• Single storey z shaped extension at northern side and front of house. Extension encompasses a dinning room, guest bedroom with en-suite, double car port and garden store. It measures 9.6m(w) by 11.5m(d) by up to 5.8m(h). • Replacement single storey garage at southern side. Garage will measure 3.2m(w) by 6.4m(d) by 4m(h). • Replacement porch canopy at front measuring 4.9m(w) by 1.1m(d) by 3.7m(h).
TOPOGRAPHY	The ground level drops towards the southern and western boundaries of the site. There is also a high bank of ground at the north eastern corner, which has mature trees and shrubs.
TREES	There is a protected tree to the front of the property and a blanket TPO on adjoining property, no. 80. There are mature trees along the boundary with no. 84 and within and to the rear of the site.
BOUNDARY TREATMENT	A mix of mature shrubs and trees, hedging and close boarded fencing.
SITE CHARACTERISTICS	Large detached two storey house set in a very large plot. The site has frontage parking and an in/out drive arrangement.
CHARACTER OF LOCALITY	Residential area characterised by large detached properties and deep, tree-lined planted frontages.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/66428	First floor & two storey side & rear extensions, single storey side carport & erection of replacement porch & front elevation following demolition of single storey side extension.	Permit
F/09/65760	First floor and two storey side and rear extensions,	Refused

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	single storey side extensions, and erection of replacement porch canopy to front elevation following demolition of single storey side extension	(detrimental impact on appearance of house and locality.)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	Objection • Overdevelopment • Concerns for trees
Tree Team	In view of the removal of the 'woodstore' and no requirement to excavate in to the bank containing the trees I withdraw my objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Protected tree on site and blanket TPO on adjacent properties

DEVELOPMENT PLAN POLICIES

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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – Area 3:

- Maintain predominant orientation of ridgelines in the existing development relative to the slope
- Maintain the predominant hedge/tree plot boundaries
- Maintain the predominant deep building setbacks in order to maintain/reinforce the existing levels on on-plot planting

SPECIAL POLICY AREA

None

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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Issues will be discussed in the assessment section.				

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."

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.

Character and Appearance

The design and materials of the single storey side extension, replacement car port and porch complement the house. The size of the proposal does not differ significantly from the existing planning permission and is considered to be in proportion to the large house and plot. The car port will come forward of the building line, but this should not be overly obtrusive as the building is set a good way back from the road and behind a high hedge. Chalk Hill contains a variety of different size and style properties and so the proposal should fit in with the character of the locality.

Trees

Amended plans have been received removing the small wood store at the side of the extension. Not only does this give the extension a more balanced appearance it also means the extension is now outside of the root protection zones of the nearby TPO trees. On this basis the tree team have removed their objection.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

The proposal is single storey and has been set in from the site boundaries, which are screened by trees and hedges. The only side windows are for a cloak room/ en-suite and will be obscure glazed. On this basis there would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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 legislative background.

CONCLUSION

Recommend Permit