HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78512

DESCRIPTION	Single storey rear and side extension (retrospective)
ADDRESS	29 Maytree Road Chandler's Ford Eastleigh SO53 5RT

SITE VISIT DATE	17/06/2016
ARE PLANS ACCURATE?	Amended plans were requested as following the site visit, it was noted that the side extension had been built with a pitched roof, rather than a flat roof as shown in the plans and an additional window added. These amended plans were received and are accurate.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for a single storey rear/side extension with pitched roof. The extension is to measure approximately 4.4 metres deep, 3.65 metres high and 7.2 metres wide.
TOPOGRAPHY	Fairly flat and level site
TREES	None will be affected by the proposal.
BOUNDARY TREATMENT	Open to front of property. 1.8 metre high wooden fencing to rear
SITE CHARACTERISTICS	Brick built semi-detached two storey dwelling located at end of cul-de-sac. Garage accessed via driveway to rear of property.
CHARACTER OF LOCALITY	Established residential area. Maytree Road is made up of a mixture of detached, semi and terraced properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
83 Hocombe Road	Support application provided trees to the rear of their property will not be affected.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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), 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 Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

N/A

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		

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	

It is considered that there is sufficient distance between the trees to the rear of 83 Hocombe Road and the extension at number 29 Maytree Road, with a concrete driveway in between that the trees will not be affected.

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.

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 guidance.

Layout/Design

Although the proposed extension is fairly sizeable in terms of its depth at 4.4 metres and will extend to the rear boundary, it is considered to be acceptable in terms of its layout and design. If not for the small projection to the side of the property, the development could have been considered under the prior notification scheme for larger rear extensions and no objections have been received from neighbouring properties. The property has an unusual shaped plot with the majority of the enclosed amenity space located to the side with an additional area located behind the garages. It is therefore considered the property will retain an adequate area of enclosed amenity space following the construction of the extension, such that the proposal will not result in the overdevelopment of the plot.

Residential Amenity

Although the proposed extension is fairly sizeable in terms of its depth at 4.4 metres and is positioned close to the shared boundary with no 31, due to the single storey and hipped roof nature of the development, the eaves height will not be significantly higher than the existing fence and the proposal will have little impact upon the amenity of the occupiers of neighbouring properties by way of overbearing impact or through loss of light or outlook. There will be no additional overlooking.

Street Scene

Owing to its positioning, which is mainly to the rear of the dwellinghouse, the proposal is not visible from the street and will have no impact upon the Maytree Road scene or upon the wider character of the area.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to

prepare a new local plan which will cover the period up to 2036. With regard 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 approval