HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76514

DESCRIPTION	Single storey rear extension
ADDRESS	10 Oakfields Eastleigh SO50 4RP

SITE VISIT DATE	15/07/2015
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval to construct a single storey extension to the rear of 10 Oakfields. Depth 4 metres, width 4.302 m, max height 3.9 metres.
TOPOGRAPHY	Flat level site
TREES	None affected
BOUNDARY TREATMENT	1.8 metre high close board fencing to rear garden. Open frontage.
SITE CHARACTERISTICS	Detached two storey property on large plot.
CHARACTER OF LOCALITY	Established residential area. Oakfields is a development of large detached two storey dwellings of various designs built in the late 1970s.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19005/000/00	detached house with integral double garage	PERMIT 27/10/1978

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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 Guidance : Quality Places

CHARACTER APPRAISAL AREA

Eastleigh Character Area ELAC 30

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	X	See below		

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.

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/Design: The proposed extension is considered to be acceptable in terms of its layout and design. It is not excessive in scale or size and in addition, the property will retain an adequate area of rear amenity space following its construction such that the proposal will not result in the overdevelopment of the plot.

Residential Amenity: Due to the nature and siting of the development, the proposals will not have any impact upon the amenity of the occupiers of neighbouring properties by way of overlooking, overbearing impact or through any loss of light or outlook.

Street Scene: Owing to its positioning to the rear of the dwellinghouse, the proposal will have no impact upon the Oakfields street scene or upon the wider character of the area.

Nature Conservation: *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.*

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

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

The application is recommended for approval.