HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69110

DESCRIPTION	Single storey rear extension
ADDRESS	14 Ashbridge Rise Chandler's Ford Eastleigh SO53 1SA

SITE VISIT DATE	12.6.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear extension which consists of the following elements: • Single storey rear extension with a hipped roof measuring 3.3m(d) by 4.5m(w) by 3.2m(h) to create a new garden room with a window facing north-east and French doors facing south-west. • Single storey rear extension with a hipped roof measuring 3m(d) by 5.2m(w) by 3.2m(h) under and in place of existing canopy which, following reconfiguration of the ground floor, will create a new kitchen.
TOPOGRAPHY	The road slopes upwards in a north easterly direction however the site itself it flat and level.
TREES	No trees will be affected by this application.
BOUNDARY TREATMENT	1.8m high close boarded fence to all rear boundaries with sporadic mature planting in front.
SITE CHARACTERISTICS	Large detached two storey house with integral garage on a large plot with a front amenity space and driveway parking leading to a large rear garden.
CHARACTER OF LOCALITY	Residential area of looped cul-de-sacs containing a mix of size and designed houses.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/37449/000/00	First floor side extension with front facing dormer windows	Permitted March 2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No response received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – North Millers Dale

SPECIAL POLICY AREA

Not within a Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

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	x	See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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.

The application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

The size and design of the rear extension is considered to be sympathetic to the existing property due to the appropriate scale and design of the proposal. The development is located quite close to the boundary however the roof is hipped and only projects beyond the neighbours rear elevation to their double garage by approximately 1m.

The development is isolated to the rear of the property and will not therefore have any impact on the street scene or the wider character of the area.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the small scale, single storey nature of the development. The development is located a sufficient distance from habitable rooms and is therefore not going to have any detrimental impact.

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

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/or legislative background.

CONCLUSION

In view of the above this application is recommended for approval.