HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71702

DESCRIPTION	One and a half storey rear extension with alterations to roof to provide first floor acommodation including rear dormer windows
ADDRESS	13 Vespasian Way Chandler's Ford Eastleigh SO53 2DE

SITE VISIT DATE	9.1.13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed development consists of the following elements: • Insertion of two velux windows within the existing front roof plane • Insertion of a high level ground floor window within the existing NE elevation • Construction of a 3.6m rear extension with a fully hipped roof which contains a large box dormer window, a velux window within the NE roof plane, and a velux window in the SW roof plane.
TOPOGRAPHY	The road undulates with the property being set on part of the street that rises towards the north.
TREES	There are no trees in or adjacent to the site that would be affected by the proposed development.
BOUNDARY TREATMENT	The front boundary has an open appearance with only low level wall. The rear boundary consists of 1.8m fencing.
SITE CHARACTERISTICS	Late 1950s bungalow, one of a number of identical bungalows within Vespasian Way. The property has an open garden to the front with drive to the side leading to a single detached garage and garden at the rear. It has not been extended other than a simple lean-to conservatory to the rear.
CHARACTER OF LOCALITY	The site lies within the Scantabout and Peverells Wood Special Character Area and is made up of mainly detached single and two storey dwellings. Vespasian Way is almost entirely made up of bungalows, the vast majority of which have remained relatively unaltered, meaning that the street has retained much of its original character and appearance.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/70524	One and a half storey rear extension with alterations to roof to provide first floor accommodation and addition of	Refused 17.5.12 Appeal dismissed

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	front porch	21.8.12

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No formal representations made however No.11 called to discuss	Concerned with the scale and bulk of rear extension and the possible overlooking issues of the proposed new side window.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No objection

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 : Quality Places
Supplementary Planning Guidance: Residential Parking Standards
Supplementary Planning Document : Chandler's Ford and Hiltingbury Character Areas

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - Scantabout and Peverells Wood

SPECIAL POLICY AREA

Not within a Special Policy Area

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x	

COMMENT ON REPRESENTATIONS RECEIVED

The neighbours comments have been noted and are addressed within the main considerations section of this report.

PLANNING OBLIGATION/CONSIDERATIONS

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

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 Pre-submission 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 a residential area. The principle of the extensions proposed is therefore acceptable provided the detailed design and impact of that being proposed is considered to be appropriate.

Layout & Design: The proposal will see the existing 2-3 bed bungalow being converted to a 4 bed property, which is fairly common place with bungalows in this area. The rear extension is slightly deeper than that previously proposed and would result in roughly the same floor space as that previously proposed however with the change in roof form to a hip containing a rear facing dormer and velux windows has reduced the overall bulk of the extension.

The proposed extension is not the most attractive and ideally the dormer would be set below the main ridge to create an element of subservience however this would not allow sufficient head room for the bedroom and in view of the fact it is located to the rear out of view from the street scene and would not result in any significant harm to neighbouring properties the proposal is considered acceptable in layout and design.

Street Scene & Area Character: 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.

Residential Amenity: The proposed new ground floor window in the NE elevation is considered permitted development and is therefore acceptable. The proposed new velux within the NE roof plane is set above the staircase to provide light to and serve the hallway. This window is not considered to result in any overlooking as direct views out of the window will not be possible. The SW velux window serves a bathroom and is identified on the plans as being obscure glazed however overlooking is still possible when open and therefore a condition has been added to ensure the privacy of neighbouring properties.

The proposal includes a large box dormer, which introduces rear facing first floor windows which

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

at present do not exist. These new windows will inevitably allow opportunities for an element of overlooking into neighboring gardens however such views from first floor bedroom windows of adjoining rear gardens are a common feature of urban development and do not give rise to undue loss of privacy, mainly because bedrooms and gardens are normally in use at different times of the day. These windows are also located well over the minimum 22 metres required between first floor facing windows.

The proposed development is not considered to result in any over bearing or loss of outlook impacts due to the rear extension only projecting an additional 3.6m with a hipped roof, changing land levels, and the separation between properties.

While the increased height and depth of the extension would cause additional overshadowing, the distance between the application dwelling and its immediate neighbours, together level differences and the form of the extension would not result in any adverse loss of light to either neighbour.

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

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

Although the design is not the most attractive the proposal does not have any negative impacts on the street scene or residential amenity and therefore on balance 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.