HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69134

DESCRIPTION	Single storey rear extension following removal of existing conservatory and addition of side and rear dormers to provide first floor accommodation
ADDRESS	27 Monks Brook Close Eastleigh SO50 9NQ

SITE VISIT DATE	26.7.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The development consists of the following elements: • Single storey rear extension with a dombed lantern roof measuring 3.7m(w) by 3.5m(d) by 2.6m(h) following removal of existing conservatory • Addition of a dormer window with a half hipped roof to create a new bathroom on the first floor and velux window serving the new staircase on the northern roof plane • Addition of a dormer window with a half hipped roof and juliette balcony facing the rear garden on the eastern roof plane to provide first floor bedroom accomodation. • Addition of a velux window in the southern roof plane to serve the proposed new dressing room on the newly created first floor.
TOPOGRAPHY	Flat and level site
TREES	No trees will be affected by this application.
BOUNDARY TREATMENT	Mixture of brick wall, sculpted concrete blocks, and1.8m close boarded fencing.
SITE CHARACTERISTICS	Detached bungalow set back from the road with a large front garden and driveway running up the southern edge of the site leading to a detached garage and rear private amenity space.
CHARACTER OF LOCALITY	Residential area. At the turning head of the road are several two storey houses however the remainder of the road was traditionally lined with bungalows which over the years have been converted to chalet bungalows. These conversions have been sensitively carried out with roof lines being extended instead of the introduction of dormer windows. As a consequence roof planes have remained clean and unhindered.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

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REFERENCE	DESCRIPTION	DECISION
None		

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 POLICIES

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

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 23

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, 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

Planning Obligations are not required as a result of the proposed development.

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 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.

Parking: Ample parking for the enlarged dwelling can still be provided and the private rear garden is still appropriate for the increase in bedrooms.

Residential Amenity: There are no particular concerns with regards to loss of light, outlook, overbearing impact, or overlooking from the proposed development. The original plans showed a full rear facing balcony which would have created overlooking issues however amended plans have been received which alter the balcony to a Juliette balcony and does not now cause any issues or opportunities for overlooking.

Street Scene and Character of Area: The proposed development will however have a detrimental impact on the street scene and the character of the area. Many bungalows have been converted within the street however the conversions have been achieved through the extension of the roof lines and the use of velux windows meaning that roof planes have remained clean and unhindered. The introduction of a dormer window on the side roof plane is uncharacteristic for this street and will appear prominent within the street scene. The loss of space between the site and its immediate neighbour will also be detrimental to the visual amenity and spatial characteristics of the street scene.

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 refusal.