HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78349

DESCRIPTION	Single storey rear extension
ADDRESS	64 Pantheon Road Chandler's Ford Eastleigh SO53 2NS

SITE VISIT DATE	25th April 2016
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of a single storey rear addition. The extension would be 4m(d) by 6m (w). It would be 2.3m tall to the eaves and 3.5m to the central gable and rear sloping pitch. The materials would match the exciting dwelling.
TOPOGRAPHY	The street scene has a gradual rise to the north.
TREES	None
BOUNDARY TREATMENT	The property is bound by a closed boarded fence, serving the rear and side boundaries.
SITE CHARACTERISTICS	The host dwelling is a modest two storey terrace property.
CHARACTER OF LOCALITY	The site falls within an established residential area made up of predominantly terrace and semi-detached two-storey dwelling houses in a similar form and design and set in modest sized plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
N/A	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	No response received

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policy 59.BE.

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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'
- Policies DM1.

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

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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		
Other …					

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban area 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.

The development would provide a permanent structure finished with a sloping pitched roof. The rear addition is considered to be of a modest scale and would not detract from the character of dwelling or the character of the locality by virtue of its location.

There is considered no harm to the immediate neighbours by way of a loss of light, to habitable rooms due to the location and scale of the extension.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot. No.62 has the benefit of a rear extension whilst there is no considered loss of light to habitable rooms at no.66.

Highway matters:

Saved Policy 59.BE (v.) of the Eastleigh Borough Local Plan Review 2001-2011 requires that development provides a satisfactory means of access and layout for vehicles which includes an acceptable level of parking provision in accordance with the requirements of the Council's Residential Parking Standards Supplementary Planning Document (SPD). The parish comments are noted and as the parking arrangement would not alter as a result of the development there is deemed to be no conflict with the aforementioned policy requirement as a result of the proposal.

Conclusion:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance and national planning policy.

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

It is recommended that planning permission be granted.