HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74823

DESCRIPTION	Single storey side and rear extension
ADDRESS	107 Nightingale Avenue Eastleigh SO50 9JY

SITE VISIT DATE	11/8/14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey side and rear extension • The side extension would extend from the flank wall by 3.5 metres, and project 7.3 metres in depth and 2.3 metres in height • The rear extension would extend from the rear of the proposed side extension by 3 metres, 4.4 metres in width and 2.3 metres in height • The roof of the proposed side extension
TOPOGRAPHY	• Flat
TREES	• Na
BOUNDARY TREATMENT	• 1 metre and 2 metre tall fence
SITE CHARACTERISTICS	• The site contains an end of terrace on the junction of Nightingale Avenue with Chestnut Avenue • At the front elevation there is a two storey projecting catslide feature • There is hardstanding sufficient for six vehicles • The rear garden is of a generous size
CHARACTER OF LOCALITY	• The immediate surrounding area consists of similar types of dwellings

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None received	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Special Protection Area-recreational disturbance zone

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 183.LB
DM1 Revised Pre-submission Eastleigh Borough Local Plan (2011-2029)
Supplementary Planning Guidance : Quality Places (2011)

CHARACTER APPRAISAL AREA

Eastleigh Character Area

SPECIAL POLICY AREA

The Aviary Estate Special Policy Area
In order to protect the special character of the Aviary Estate (as shown on the Proposals Map) development, including extensions, will not be permitted unless all he following criteria are met: (i) the size, scale, architectural style, materials and detailing of any proposals closely reflects the character of the existing development; and (ii) the open spaces identified on the Proposals Map are retained and their settings are not adversely affected.

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

COMMENT ON REPRESENTATIONS RECEIVED

None received

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."

MATERIAL CONSIDERATIONS

Saved olicy 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.

Character and Appearance

The proposed single storey side and rear extension is considered to be acceptable. Whilst it is acknowledged that the roof of the proposed single storey side element significantly alter the front elevation as it would form a gable and would replace the catslide feature, it is still considered that it would not cause harm.

The proposed single storey side and rear extension is considered not to result in harm to character and appearance of the host dwelling or indeed the surrounding character area in accordance with saved policy 59.BE and 183.LB of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, Supplementary Planning Guidance : Quality Places (2009).

Residential Amenity

The proposed single storey side and rear extension would be sited away from number 105 and is therefore considered not to have undue harm to the amenity of these neighbours. There are no immediate neighbours to the south of the application site.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposed single storey side and rear extension is not considered to result in undue harm to the amenity of neighbouring occupiers in accordance with saved policy 59.BE, 183.LB of the Eastleigh Borough Local Plan Review (2001-2011), Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029, Supplementary Planning Guidance : Quality Places (2009).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029. 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 proposed single storey side and rear extension represents a suitably designed householder extension in accordance with saved policy 59.BE, 183.LB of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029) and Supplementary Planning Guidance : Quality Places (2009).