ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

detriment of the character of the area.

Residential Amenity: The proposal is not considered to result in any unacceptable impact to neighbouring properties. The proposed first floor windows will allow an element of overlooking onto the street scene, rear gardens, and the front of No.8a however this overlooking is not considered to impinge on privacy. It is acknowledged that in building up to the boundary of the plot the proposed development will appear more dominant to No.8a and the flatted development next door however it is not considered to be soo overbearing or for any loss of outlook to be soo detrimental as to warrant refusing the application.

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

In view of the above the proposed development is considered to be conflict with the requirements of Saved policy 59.BE and therefore this application is recommended for refusal.

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x	

The impact of the proposed development on the residential amenity of neighbouring properties is addressed within the main considerations of this report.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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 principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Size/Design/Impact on Street Scene: The size and design of the proposed development is considered inappropriate for the size of the plot and unsympathetic to the host property. Although several properties in the street have been altered there is a fairly consistent appearance to the street scene in that the majority of the properties have retained their single storey appearance and the projecting front gable which sits below the ridge. Properties are sited on the plots and detached gable ended garages are used to give separation between properties and give the appearance of space. The proposed development will see the main ridge of the property raised by approximately 1.2m and the ridge of the front gable raised by 1.7m to sit in line with the main roof. This raised roof will be stretched across the entire width of the property to provide additional first floor accommodation and a car port will be provided below.

It is noted that the proposed design aims to replicate the development at No.5, permission for which was granted in 2003. Since this decision government and local policies have changed and in my view would not be acceptable under current policies. The development at No.5 does not, in my opinion fit within the street scene however it has sufficient front boundary screening that it is not prominent or imposing on the street scene and has retained spacing around the property and the gable ended garage.

The proposed development will see the resultant properties width take up the entire width of the plot, will completely obscure the garage from view within the street scene and will erode the present setting and spacing around the property. The property given, its prominent siting within the street, its lack of front boundary screening, and the altered design will result in a visually intrusive built form which is at odds with the prevailing character of the street scene to the

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
8a Parklands Close	Objected to the proposal on the basis of: • Scale – building line right up to and will dominate the boundary blocking views and light • Pitch of raised roof blocks light and dominates the outlook • Front and rear windows increase overlooking • Materials wont match new to old

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No objection
Countryside and Trees	No objections.
Head of Transpiortation and Engineering	The driveway can easily accommodate in excess of the two vehicle parking spaces required to conform to EBC standards (3 spaces if you were to consider the proposed property as 4-bed). Conditions that require parking and surface water run off recommended.

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

CHARACTER APPRAISAL AREA

Not within a Character Area

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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Comments noted.				

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70798

DESCRIPTION	Raising of roof to provide first floor living accommodation and side extension with car port under
ADDRESS	7 Parklands Close Chandler's Ford Eastleigh SO53 2EQ

SITE VISIT DATE	15.6.12
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: • Raising of roof by 1.2m and front gable by 1.7m to provide first floor living accommodation • Insertion of front and rear facing velux windows • Side extension to include car port with the raised roof stretched over
TOPOGRAPHY	The site slopes slightly in a northerly and south westerly direction.
TREES	TPO307/T12 – Oak on the western boundary.
BOUNDARY TREATMENT	The front of the property is open with no notable boundary treatments. The side and rear of the property is enclosed by 1.8m fencing with structures and planting in front forming a good degree of screening.
SITE CHARACTERISTICS	Detached bungalow with a projecting front gable on a generous plot with a large front garden area and driveway leading up the eastern boundary to a detached gable ended garage. To the rear is a large private garden containing a TPO tree.
CHARACTER OF LOCALITY	Residential area. With the exception of the large house, Parklands Close consists of similar detached bungalows with gabled front projections that sit fairly centrally on their plot with good levels of spacing between buildings. Many of the properties have been extended but have retained the character of the close….with the exception of No.5 which although retaining the front gable has raised the roof of the property to provide accommodation within the roof space.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	Various Tree Applications	