HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70100

DESCRIPTION	One and two storey rear extension and raised patio area
ADDRESS	14 Solent Close Chandler's Ford Eastleigh SO53 2HX

SITE VISIT DATE	9.2.12
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; • One and two storey rear extension spanning the entire width of the property. The two storey element is set to the south west of the property (on the boundary with No.12) and measures 3.9m(d) by 3.9m(w) by 6.3m(h) with a hipped roof. • Raised patio area set within the recess to the north east of the site measuring 1.2m deep with steps leading down to the garden.
TOPOGRAPHY	The site slopes steeply in a south easterly direction away from the road.
TREES	No trees will be affected by the proposed development.
BOUNDARY TREATMENT	The rear boundary consists of 1.8m fencing which steps with the fall of the land.
SITE CHARACTERISTICS	End of terrace two storey house on a sloping site with a detached flat roved garage set in front of the front elevation on higher ground. The property has steps leading down to a front garden and an enclosed rear garden.
CHARACTER OF LOCALITY	Residential area consisting of terraced properties in mirrored staggered pairs most of which have detached garages to the front. Many properties along this road have had rear extension and these tend to be single storey. The only exception to this is No.18 which has had a substantial two storey extension (permitted in 1997 and built out by 2000).

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No objectiopn

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

CHARACTER APPRAISAL AREA

Not within a Character Area

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, street scene, and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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.

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.

The proposed development is isolated to the rear of the property where it will not be visible from the street and is therefore not considered to have a detrimental impact on the street scene or the wider character of the area. The property also retains sufficient garden space and parking for the increase dwelling size.

Whist I have no concerns with regard to the single storey element or the raised patio area of this proposal I have some concerns with regard to the impact of the two storey element of the scheme on its immediate neighbours. The proposed two-storey rear extension would be approximately 3.9 metres in depth and would project beyond a 45 degree line from the midpoint of the nearest window on the adjoining terraced property (no.12) in plan form and marginally just in front of the 45 degree line in elevational form. It is therefore quite likely that the proposed development is going to have a moderate impact on the amount of light/overshadowing to No.12. However it is acknowledged that, due to the orientation of the property, the majority of any lost light will be during the morning and as the sun progresses from east to west the level of daylight will increase and overshadowing will decrease. It is therefore considered that the proposal will not have a significant detrimental impact on the amenities of No.12.

It is noted that No.18 Solent Close has a very similar extension which was permitted in 1997 (built out in 2000) which demonstrates that although a large extension with a fairly deep flank wall assimilates well to the host property and its neighbor and did not appear during the site visit to have any notable negative impacts on its immediate neighbors.

On balance therefore, and in light of no concerns being raised by either immediate neighbor, the proposed development is considered to comply with the requirements of saved Policy 59.BE.

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

The development is considered to comply with the requirements of saved Policy 59.BE and is therefore recommended for approval.