HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70560

DESCRIPTION	Front and rear extensions, rear conservatory and loft conversion to provide first floor living accommodation with 2No. Side facing dormer windows
ADDRESS	20 Cuckoo Bushes Lane Chandler's Ford Eastleigh SO53 1JX

SITE VISIT DATE	07/05/2012
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, front extension to match hipped projection on other side. Extension to rear incorporates footprint of existing conservatory with barn hip on rear elevation and Juliet balcony. Obscure glazed side dormers facing no. 22. Addition of conservatory 3.25m deep.
TOPOGRAPHY	Flat
TREES	Mature trees towards the rear of the site.
BOUNDARY TREATMENT	• Rear boundary consists of 1.8m+ fencing with mature trees and planting in front. • Open Frontage with low level wall
SITE CHARACTERISTICS	Modest detached bungalow on a long narrow plot with generous sized front and rear gardens, with a driveway leading to a detached garage and various sheds.
CHARACTER OF LOCALITY	Residential area with modest sized detached bungalows on long narrow plots, most of which have been converted to allow 1st floor accommodation to the south. To the north is a newer housing scheme (Leigh House Hospital) of two storey dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/09490/002/00	Erection of porch	Permitted 1986
F/12/70198	Front and rear extension with alterations to roof including side facing dormer windows to provide first floor accommodation	08-Feb-2012 Per

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No Objection

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

n/a

SPECIAL POLICY AREA

n/a

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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
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."

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. There is already an extant permission on this site for similar works, F/12/70198.

Street scene/character area: Cuckoo Bushes Lane has an abundance of converted bungalows of mixed appearance and style, many of which incorporate front and side dormers. Whilst it is preferable for the ridge of the dormers to be lower than the main ridge, there are a number of similar examples. There is no major adverse impact on the street scene.

The proposed development is amended from the extant permission, F/12/70198, altering the front elevation to retain the existing single storey projection, and create the same dimensioned projection on the other side of the front door. The main front roof plane is retained, although there is a very slight increase in ridge height, as permitted on the earlier application. The number of roof lights in the side elevation is reduced from 4 to 2, the side door deleted, and a conservatory added. These changes to the permitted scheme do not increase the impact on either the visual amenity of the area or the living conditions for the neighbours. Several of these amendments actually reduce the impact on neighbouring properties.

The daylighting and overlooking issues were dealt with in the earlier application and a condition imposed requiring obscure glazing. It is appropriate for this condition to be imposed for this application.

Car parking has also been dealt with previously, and again, the imposed condition can be included here.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The development complies with the requirements of Policy 59.BE.

Given there is an extant permission on this site, it has been necessary to consider whether granting permission for this development means one consent should be revoked depending on which is built out. Given the nature of the amendments to the design, it would not be possible to incorporate the front dormer permitted under F/12/70198 as part of this scheme. The conservatory which forms part of this application could be erected if the other scheme was built, however this would not cause an issue. The additional rooflights shown on the plans for F/12/70198 have already been approved and

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

would again not create significant issues if implemented as part of this scheme. It is therefore not considered necessary to revoke either decision.

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

Recommend permission subject to conditions imposed on F/12/70198.