HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70756

DESCRIPTION	Single storey rear extension
ADDRESS	19 Malibres Road Chandler's Ford Eastleigh SO53 5DS

SITE VISIT DATE	07/06/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	The site slopes upwards in a north easterly direction and then levels off to a flat rear garden.
TREES	There are various protected trees at the far end of the rear garden.
BOUNDARY TREATMENT	• The front boundary is open with the sides being enclosed by low level (1.2m) hedging • The rear boundary consists of a mixture of 1.8m fencing and 1.8-2m hedging.
SITE CHARACTERISTICS	Detached 1930's two storey house set on a very generous plot. The property is set a considerable distance from the road by a large front garden and driveway leading to an existing two storey side extension which contains an integral garage and a pathway leading up the north west boundary to a large rear garden.
CHARACTER OF LOCALITY	Residential area of large detached houses and bungalows on large plots. The properties within the street are a mixture of types and designs and many have been extended to the side and rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/30379/000	Erection of two storey side extension.	Permitted 1988
F/12/70242	Two storey side and rear extension and alterations to roof to provide living accommodation in roof with 9No. Roof lights	PER March 2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Mr Rowe – 221 Winchester Road	Concerns covering the number of windows introduction of balconies and matching external finishes and proximity to our boundary are still

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	relevant to this application.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	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

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - Kingsway

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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x	
No addition first floor windows or balconies will be added through the build out of this development if approved. External finishes to be conditioned if application warrants planning approval.				

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 follows the previous approval under F/12/70242 for Two storey side and rear extension and alterations to roof to provide living accommodation in roof with 9No. Roof lights. This application seeks approval for the construction of a single storey rear extension. 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: In isolation the single storey addition is of a large footprint projecting at its deepest by 6.7m from the rear wall of the integral garage, spanning the full width of the property and reaching 3.5m in height. There are also 1.0m high lanterns on top of the flat roof extension. However despite the size of the extension, visually it retains subservience with the existing property, where the shape of the original property will not be imbalanced or compromised as a result of the addition. In fact the addition would be much worse in its appearance if a pitched roof were to be added. Therefore in terms of size and design the addition is considered acceptable.

Residential Amenity: Due to the relationship, orientation and spacing between the application property and its neighbours, there are not considered to be any issues with regards to adverse impact upon the amenity of neighboring properties in terms of loss of light or outlook.

Street Scene/Character Area: The Character Area Appraisal requires development to retain garden depth, and mature trees. It also requires extensions to be compatible with the character of good quality adjacent properties and to fit in well within the street scene.

There are a number of rear additions visible within the immediate area, most notably at No. 21 which consists of a large single storey rear addition with a pitched roof. In comparison the extension by way of its acceptable size and design is considered to be a more sympathetic addition than that at No. 21 and therefore considered compatible with the character of the good quality adjacent properties. Also, with the addition being located at the rear, the resident street scene will not be affected.

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

Recommend Approval