HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73418

ADDRESS	104 Park Road, Chandler's Ford, SO53 5HY
DESCRIPTION	Part Retrospective: Internal alterations and removal of rear chimney to create room in roof

SITE VISIT DATE	20th November 2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is seeking permission for part retrospective work which includes internal alterations and removal of the rear chimney to create a room in the roof • There is one velux rooflight in the front roofslope and one in the rear roofslope
TOPOGRAPHY	• The site is flat and level
TREES	• There are no trees on site
BOUNDARY TREATMENT	• The boundary treatment consists of a fence which is approximately 1.6 metres high and a hedge.
SITE CHARACTERISTICS	• The site contains a two storey mid terraced dwelling • There is a driveway at the front which has parking for 2-3 cars • There is a single storey rear extension which does not appear original, no planning history was found • The rear garden is approximately 20 metres deep and narrow
CHARACTER OF LOCALITY	• The area is characterised with predominately two storey detached and semi-detached dwellings • There is access to the rear of the dwelling, which serves the rear of a number of properties and some garages

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	NA	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Policy DM1 of the Revised Draft Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of
new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

NA

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

NA

PLANNING OBLIGATION/CONSIDERATIONS

NA

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies

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.

MATERIAL CONSIDERATIONS

Principle of development

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Impact on the Character and Appearance of the Area

The alteration to the roof to form a habitable room, and the removal of the chimney are considered acceptable. The alterations are sympathetic and proportionate to the host dwelling, and are not considered to have an adverse impact on the character and appearance of the host dwelling or the area. The insertion of the rooflights to the front and rear roofslopes are in keeping with the surrounding area and are considered acceptable.

Residential Amenity

As observed from a site visit, the roof alterations do not have an adverse impact upon the outlook or privacy of the neighbour's eitherside, and is therefore acceptable.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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 internal alterations and removal of the rear chimney to create a room in the roof, on balance are considered to be acceptable, and do not have detrimental impact on the character and appearance of the dwelling, or indeed the surrounding streetscene or residential amenities of neighbouring occupiers, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).