HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80011

DESCRIPTION	Single storey side extension
ADDRESS	24 Purkess Close Chandler's Ford Eastleigh SO53 2ED

SITE VISIT DATE	28/3/2017
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey side extension, the depth will be 12.6 metres, it will extend 2.8 metres in width and be 3.6 metres in height
TOPOGRAPHY	• The topography is such that the dwellings on this side are set on a very noticeable incline
TREES	• No protected trees on site
BOUNDARY TREATMENT	• Open at the front
SITE CHARACTERISTICS	• The application site contains a detached bungalow with a pyramid roof and small front extension gable end projection • There is an attached garage which is set back approximately ten metres from the highway • There is off road parking for 2-3 vehicles
CHARACTER OF LOCALITY	• Purkess Close is largely characterised with detached bungalows with a few two storey dwellings which form anomalies • Off road parking is prevalent within the street • The side where the application site sits there is noticeable difference in site levels where the bungalows sit higher up then those dwellings opposite

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

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REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area river 400m, SAC, SPAR, RAMSAR 7000m

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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

None received

COMMENT ON REPRESENTATIONS RECEIVED

None received

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

Saved 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.

Impact upon the Character and Appearance

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others.

The proposed single storey side extension will be greatly visible from the highway, it is therefore important that no undue harm would result to the existing streetscene and that the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

resulting scale and mass will work well in relationship to the neighbouring dwellings.
The proposal would result in the loss of the existing garage and replace it with the proposed single storey side extension although this will involve extending the existing structure. The proposed single storey side extension will sit flush with the façade of bungalow, and the proposed roof form is such that it will be set lower than the existing resulting in an extension which would respect the proportions of the host dwelling and indeed neighbours.

Residential Amenity

Owing to it's siting the only neighbours to who the proposed side extension would be evident to be the occupiers of number 23. While the proposal would be sited very close to the boundary it is not considered that the proposal would have undue harm to these occupiers amenity. The neighbours have one small high level window on the flank elevation which serves the stairwell, as such the impact of outlook, light and privacy is not considered with the same virtue had the window served a habitable room. Even then when assessing the site circumstances the proposed single storey side extension could not worsen the existing situation.

Parking

Saved policy 104.T requires development to provide off road parking and the Residential Parking Standards requires three bed dwellings to be able to accommodate two off road parking spaces. The existing parking arrangement will sufficiently meet these requirments.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development though it falls inside the designated zone of impact owing to the distance and size of development.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 single storey side extension represents a well designed householder extension which

CONCLUSION

would not result in undue harm to the host dwelling, streetscene or indeed the amenity of neighbours. The proposal Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 104.T, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24, Supplementary Planning Guidance: Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009).