HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70244

DESCRIPTION	One and two storey rear extension and first floor side extension
ADDRESS	9 Heathfield Road Chandler's Ford Eastleigh SO53 5RP

SITE VISIT DATE	16.3.12
ARE PLANS ACCURATE?	Yes – on plans SK1 and SK2 the house numbers have been transposed but this does not affect the determination of the planning application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed development consists of the following elements: • Partial conversion of garage to store with the addition of an open fronted canopy to create a porch. • First floor side extension with a pitched roof above the garage to provide additional living accomodation with a front facing window. • Two storey extension to the rear of the garage and wrapping round to the back of the dwelling with a pitched roof containing 3no. solar heating panels. This extension reduces to single storey with a lean too roof containing 2no. velux windows.
TOPOGRAPHY	The site is relatively flat to the north and gradually falls away to the south.
TREES	TPO58/W2 – Protected wood and all tree types. There are no trees within or adjacent to the site that will be affected by the proposed development.
BOUNDARY TREATMENT	The front and rear boundaries consist of mixture of hedging, wooden fencing, and mesh fencing of varying heights.
SITE CHARACTERISTICS	Detached two storey house set away from the road by approximately 5m by a front garden and driveway which runs up the western boundary and leads to an attached garage. To the rear there is a single storey rear extension and a large rear garden.
CHARACTER OF LOCALITY	Residential area of two storey housing – to the north the houses are detached with attached garages. No 7 Heathfield Road has an extension almost identical in appearance to the proposal.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/13289/003	Single storey rear extension	Permitted 8.1.97

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/13289/001	Single storey rear extension	Permitted 18.2.81
	Various tree applications	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
11 Heathfield Road	Substantial extension which will result in loss of light to some rooms Concerns over hours of work, and excessive disturbance

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
Supplementary Planning Guidance: Residential Parking Standards

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
No comments.				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	

Loss of light and issues of amenity are dealt with within the main considerations below.

With regard to concerns over disturbance during construction, no environmental protection conditions have been imposed as they are “not relevant to planning” being covered by the Statutory Nuisance powers open to the Environmental Health Section.

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 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: The size and design of the proposed extension is considered acceptable. The extension is subservient to the host property and with similar roof pitches and a window style assimilates well to the host property.

Residential Amenity: The proposed extension will bring the property very close to the boundary with No.11 however a separation of approximately 1m will remain. The proposed canopy will partially obscure the window within No.11 eastern elevation however this window does not serve a habitable room (provides light to the stairs) and is therefore not considered to result in a detrimental loss of light. The rear extension, due to its appropriate size, design, and siting is also not considered to result in any detrimental loss of light, outlook, overbearing impact or overlooking.

Street Scene/Character Area: No.7 has a very similar extension which demonstrates that the proposed amendments to the front of the property will not look out of character and will not have any detrimental impact on the street scene or the wider character of the area.

Parking: Our Residential Parking Standards SPD requires 3 spaces for a 4+ bedroom dwellings. Although the garage is to be converted the property has the benefit of a large front garden/driveway which is capable of accommodating more than the required spaces however a condition is recommended to ensure the required parking is provided. The proposal is therefore

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

considered to comply with parking standards.

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

The proposed development is considered to comply with the requirements of Saved policy 59.BE and therefore this application is recommended for approval subject to conditions.