HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74255

ADDRESS	13 Woodlands Close, Chandler's Ford, Eastleigh, SO53 5AT
DESCRIPTION	Single storey rear extension following demolition of existing conservatory

SITE VISIT DATE	29/4/2014
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 rear extension following the demolition of the existing conservatory • It would project 3.4 metres in depth, extend 7 metres in width and 3.9 metres in height
TOPOGRAPHY	• Not noticeable
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• The boundary treatment consists of brick wall and fence
SITE CHARACTERISTICS	• The site contains a chalet bungalow with accommodation in the roof space • There is a driveway which leads to the rear garden • There is a detached garage that sits on the boundary with number 12 • There is a conservatory which is less than half the width of the host dwelling and sits on the boundary with number 14 • The rear garden is of a good size
CHARACTER OF LOCALITY	• The immediate surrounding area is characterised with detached bungalows set in generous plot sizes • There is a TPO covering a number of properties including this one on Woodlands Close

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
Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Supplementary Planning Guidance : Quality Places (2009)

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

POLICY COMMENTARY

scene and character of the area

COMMENT ON CONSULTATION RESPONSES

NA

COMMENT ON REPRESENTATIONS RECEIVED

NA

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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

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.

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 proposed single storey rear extension is considered acceptable. It would not extend the entire width; this would reduce the scale and mass of the extension.

It is considered that no harm would arise to the character and appearance of the host dwelling or indeed to the character and appearance of the area in accordance with Saved

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

Residential Amenity

The proposed single storey though larger is not considered to have any undue impact upon the amenity of adjoining neighbours. The existing conservatory is heavily glazed, this will be significantly reduced thus protecting the neighbours privacy and outlook.

The proposed single storey rear extension would not result in undue harm to the amenity of neighbouring occupiers in accordance with saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), Supplementary Planning Guidance: Quality Places (2009).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Pre-Submission 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 single storey rear extension represents a suitably designed householder extension that would not unduly impact on the character and appearance of the host dwellinghouse and surrounding area, or on the amenities of occupiers of any neighbouring properties in accordance with saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), Supplementary Planning Guidance: Quality Places (2009).