HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73442

DESCRIPTION	Two storey side extension
ADDRESS	206 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AJ

SITE VISIT DATE	26/11/2013
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 two storey side extension • The proposed two storey side extension would extend from the flank wall on the front elevation • The proposed two storey side extension would project 2.1 metres in depth, 2.1 metres in width, 6 metres in height to the ridge of the pitched roof
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected
BOUNDARY TREATMENT	• The boundary treatment consists of a hedge which is approximately 1 metres tall
SITE CHARACTERISTICS	• The site contains a two storey semi-detached dwelling • The front elevation is recessed, where the dwelling extends 3.8 metres in width and then steps back by 2.1 metre and the extends 2.1 metre in width • The front garden consists of concrete hardstanding, with parking for two vehicles
CHARACTER OF LOCALITY	• The area is characterised with predominately residential properties with a small amount of commercial businesses • Bournemouth Road is a classified A road

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

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

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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 two storey side extension would create an infill extension to the corner of the front elevation, which would be flush with the existing façade.

The proposed two storey side extension is considered to be a subservient and proportionate addition that would not cause harm to the character and appearance of the host dwelling or indeed the surrounding area in accordance with 59.BE Eastleigh Borough Local Plan Review (2001-2011).

Residential Amenity

The proposed two storey side extension would be sited away from number 208, and is therefore considered would not have undue harm to these occupiers. 204 Bournemouth Road sits adjacent to the site, again it is considered that there would be no undue harm would result to these occupiers the proposal is of such a small scale, and no windows are proposed, therefore the outlook and privacy would be retained.

The proposed two storey side extension would not have a detrimental impact upon the outlook and privacy of neighbouring occupiers, in accordance with 59.BE Eastleigh Borough Local Plan Review (2001-2011), and the Quality Places SPD (2011).

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 proposed two storey side 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.

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