HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72528

DESCRIPTION	Two storey side and single storey rear extension
ADDRESS	228 Bournemouth Road Chandler's Ford Eastleigh SO53 3AF

SITE VISIT DATE	19 June 2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed development consists of the following elements: • Two storey side extension with a pitched roof together with window and door reconfiguarations which include rear and side facing windows and a velux at first floor level • Single storey rear extension spanning the entire width of the extended property with a mono pitched roof with the flat top containing velux windows.
TOPOGRAPHY	Flat level site.
TREES	No protected trees within the site however there are mature trees front and back.
BOUNDARY TREATMENT	The front boundary is depicted by low level hedging which increases in height as it progresses through the site where to the rear it is approx 2m height. To the front is a mature tree which almost completely screens the house. To the rear are several trees along and just set in from the boundaries.
SITE CHARACTERISTICS	Detached two storey house with a hipped roof, previously extended to the side with a cat slide roof set back from the road by a substantial front garden, driveway and hard standing. To the rear is a large mature garden.
CHARACTER OF LOCALITY	Residential area made up of predominantly large two storey houses set on large plots away from the road. Many have been extended in a variety of ways.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

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 SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
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

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to the scale or form of development proposed.

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 and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

Layout/Design: The proposed rear extension in terms of its depth and height is similar to what could be constructed under permitted development. It does however span the entire width of the extended property. It is appropriate in its scale and form and assimilates well with the host property.

The side extension is subservient to the main house however because of the cat slide roof over the garage it looks slightly awkward from the front however as it is set a considerable distance back from the front elevation it will not be unduly prominent. From the rear its assimilates much better and overall has a cohesive appearance.

Residential Amenity: Due to the staggered setting of the property in relation to its neighbours, the first floor side windows could allow opportunities of overlooking into No.226's garden area. No sections have been provided and therefore to protect the amenity of No.226 a condition is recommended to ensure the windows are obscure and top opening or are placed at least 1.7m above floor level.

No.226 has been extended to the side and rear and the extensions are set away from No.230 therefore the proposed extensions will not have an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact.

Street Scene/Character Area: The proposed side extension is subservient to the host property and is set a significant distance back from the front elevation. Whilst the plans appear to show its being quite prominent, in reality from ground level due to its set back it will have very little impact on the property. The front boundary screening and trees adequately reduce the visibility of the side extension. The rear extension will not be visible from the street. Overall the proposals are not considered to have a detrimental impact on the street scene or the wider character of the area.

Trees: There are no protected trees within the site however there are several mature trees front and back. These trees are all considered to be a sufficient distance from the site and should not be at danger of harm as a result of the proposed development.

Parking: The existing house has a requirement under our Residential Parking standards to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

provide a minimum of 3 parking spaces for a 4+ bed property and no additional parking is required as a result of the proposal. The dwelling does have a good sized driveway and hard standing area that is more than capable of accommodating far more cars than that required by the SPD.

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

Also of relevance is the 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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.