HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70349

DESCRIPTION	One and two storey side, first floor front and rear additions
ADDRESS	53 Hocombe Road Chandler's Ford Eastleigh SO53 5SP

SITE VISIT DATE	16.3.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The development comprises of the following elements: • One and two storey side extension to create large front and rear glazed gable features and single storey link to the garage. • Alterations to the front of the property including larger windows, replacement box dormer, open sided porch with large glazed gable feature above • Alterations to the rear of the property including larger windows and creation of a gable.
TOPOGRAPHY	Relatively flat level site.
TREES	There are various protected trees along the western boundary of the site however none are within close proximity to the proposal and are not considered to be at risk. There are also various varieties of trees along other boundaries and within the site, some of which may be lost as a result of the proposed development.
BOUNDARY TREATMENT	All boundary treatments are significant and mature. The front boundaries consist of a mixture of fencing, high level 2+m hedging, and several mature trees. The rear boundaries consist of fencing fronted by substantial areas of trees, hedging, and shrubbery.
SITE CHARACTERISTICS	Modest detached two storey house with a catslide roof containing a narrow dormer window which has previously been extended to the side. The property is set a considerable distance back from the road by a generous front garden and gravel driveway which leads to a detached double garage with gable ends and a pitched roof. There is access along both sides of the house to a generous rear patio and garden area.
CHARACTER OF LOCALITY	Residential area consisting of various styles and designs of large properties set on big plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/05786/002/00	Kitchen extension	Permitted April 75

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 POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - Hiltingbury & Hocombe Park Special Policy Area

SPECIAL POLICY AREA

Hiltingbury Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

		National Planning Policy Framework

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	
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

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 proposed development will result in a significantly larger property than the existing however the plot is of more than sufficient size to easily accommodate the proposed development. The proposed design is much more modern and is a stark contrast to the appearance of the existing property however this style and design of extensions and alterations are common in this area with may properties being altered in a similar manor.

The proposed alterations to the front of the property are considerable however still allows for the deep frontage and mature trees, bushes, and other boundary treatments to be retained and does not therefore undermine the Arcadian character of the property, a feature of the area which the Character Area Appraisal is keen to retain.

Residential Amenity: The generous plot size and good screening in the form of tall trees, hedges, and other shrubs coordinate to ensure that the development will remain inconspicuous within the plot and will have minimal impacts on the residential amenity of any neighbouring properties. The large glazed gables will inevitably allow greater views into neighboring gardens however rear facing windows overlooking adjoining rear gardens are a common feature of urban development and do not give rise to undue loss of privacy. There is sufficient distance between properties to ensure that there is no loss of light or overbearing impacts as a result of the development.

Street Scene/Character Area: The proposed alterations to the front of the property result in a much grander appearance, and although slightly imposing, are considered to enhance the property when viewed from the street scene. The proposal will see the unbalanced and unattractive frontage replaced by two attractive two storey glazed gables with pitched roofs which mirrors the appearance of the garage. The proposed front extension is considered to pull together the front elevation giving it a more cohesive appearance.

The Special Policy for this area suggests that proposals are accompanied by a detailed landscaping scheme designed to assimilate the development into its surroundings. The proposed boundary treatments will remain the same and although the proposal will have a more imposing

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

frontage, it is not considered to have any detrimental impact on the street scene or the wider character of the area.

Trees: There are numerous protected tree within the rear garden of the property. These are all located a significant distance from the proposals and are therefore not considered to be at risk.

Other Matters: Ample parking for the enlarged dwelling can still be provided and 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 the Special Policy Area and Saved policy 59.BE and is therefore this application is recommended for approval subject to conditions.