HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74320

ADDRESS	210 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AJ
DESCRIPTION	Single storey rear extension

SITE VISIT DATE	14/5/2014
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 • The proposed single storey rear extension would create an infill extension which will attach to the existing two storey • The proposed single storey rear extension would project 4 metres in depth, extend 2.9 metres in width and be 2.8 metres in height • A raised rooflight is proposed which would increase this part of the roof to 3.5 metres in height
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• The boundary treatment consists of a 1.8 metre tall fence
SITE CHARACTERISTICS	• The site contains a two storey detached dwelling • The dwelling is set in a large narrow plot • There is hardstanding at the front elevation • At the rear there is a two storey extension which appears original (no planning history found)
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
Z/14573/001/00	Proposed vehicular access	Granted 21/6/1988

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
None received	

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

Bournemouth Road 182.LB

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

None received

COMMENT ON REPRESENTATIONS RECEIVED

None received

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 would create an infill extension and would be built in line with the existing two storey rear extension.

The proposed single storey rear extension would be a proportionate addition which would be in scale and mass to the host dwelling and is therefore considered acceptable in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

The proposed single storey rear extension would be sited away from number 208, therefore there would be no undue impact to these occupiers.

The proposed single storey rear extension would be sited on the shared boundary with number 212. The boundary treatment consists of a 1.8 metre tall fence as well as the neighbours planting which is taller than the fence. In this case the majority of the proposed single storey rear extension would be shielded from view and would not cause harm to the amenity of these occupiers in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and 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 proposed two 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).