HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/73938

ADDRESS	123B Hursley Road, Chandler's Ford, Eastleigh, SO53 1JE
DESCRIPTION	Construction of raised decking area to rear and replacement of existing ground floor window with patio door

SITE VISIT DATE	16/4/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS	
DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the construction of raised decking area to rear and replacement of existing ground floor window with patio door • The proposed decking would extend 3.9 metres in width, project 1.5 metres in depth and 2.1 metres in height • The proposed patio door would replace the existing window and would be 2.4 metres in width, 2 metres in height, and would step onto the proposed decking
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• Mature tall shrubs and fence
SITE CHARACTERISTICS	• The site contains a two storey building with flats • There is a driveway which leads to the rear of the building and provides access to the rear • At the rear there are 4 sheds • A small part of the site at the rear is in a 25 metre river buffer • A small part of the site at the rear is in a flood zone 2 and 3
CHARACTER OF LOCALITY	• The immediate surrounding area contains predominately large detached dwellings

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
Q/12/71574	Replace window with french doors and construction of decking platform and steps.	Planning permission is required 12/10/2012

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 Eastleigh Borough Local Plan Review (2001-2011) Policy DM1 of the Revised Draft 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

NATIONAL PLANNING POLICY GUIDANCE

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

It is considered that the construction of raised decking area to rear and replacement of existing ground floor window with patio door is acceptable, and Chandler's Ford Parish Council have not raised any objections. No harm would arise to the host dwelling or indeed the surrounding area in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

Residential Amenity

It is considered that there would be no undue harm to the amenity of neighbouring occupiers and no objections have been received by the local planning authority.

The construction of raised decking area to rear and replacement of existing ground floor window with patio door would not cause undue harm to the residential amenity of neighbouring occupiers in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029).

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 construction of raised decking area to rear and replacement of existing ground floor window with patio door, 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), and the Supplementary Planning Guidance: Quality Places (2009).

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