HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79941

DESCRIPTION	First floor side extension & alterations to existing fenestration
ADDRESS	6 Heathlands Road Chandler's Ford Eastleigh SO53 1GW

SITE VISIT DATE	17 February 2017
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks to eerect a first floor extensionabove the existing ground floor extension approved under application F/05/54007. The proposal does not increase the level of bedrooms at foirst floor but allows the reconfiguration of the first floor to allow for additional storage space and one bedroom to be served by an en-suite.
TOPOGRAPHY	The area is relatively flat.
TREES	There are no trees that will be affected by the proposal.
BOUNDARY TREATMENT	The front of the site is relatively open. The rear of the site is enclosed by a shrub and hedged boundary in excess of 2 metres in height.
SITE CHARACTERISTICS	The application site is a two storey detached dwelling located on the west side of Heathlands Road. The property forms part of a small close of 4 similar properties with detached double garages.
CHARACTER OF LOCALITY	The area is predominately residential in character although a residential property to the south has been converted into Childrens day nursery. The properties in the area are mainly detached dwelling of varying designs, both bungalows and two storey dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/54007	Single storey side extension	Permitted 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
133 Hursley Road confirmed they have no objection to the proposal	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No comments received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies
Saved Policy 59.BE applies

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *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

POLICY COMMENTARY

scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
No objection has been raised				

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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."

Principle:

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. 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.

The proposed first floor extension will extend directly up from the existing ground floor extension. It will be set back from the front elevation of the property by approximately 1.8m and ridge of the extension will be set 50cm lower than the existing ridge height. As such the proposal will appear subservient to the host dwelling allowing the scale and design of the host property and neighbouring properties to remain readable in the streetscene.

The proposal incorporates materials that match those used in the host dwelling further preserving the original character. Matching materials can be secured by condition.

Residential amenity:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking.

It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations objecting to the proposal have been received.

The first floor extension is sufficiently distanced and screen from the neighbouring properties to mitigate any material harm to the light, outlook and privacy currently enjoyed by the occupants of the neighbouring dwellings.

Highway matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).

There is room available on site to accommodate at least 3 vehicles which is the maximum number that is required under the SPD requirements, with this being for a 4+ bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements.

Trees and Landscaping:

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

Flood Risk:

The application site is located within flood zones 2 and 3. As such the site has been identified as vulnerable to flooding. However, the application proposes an extension at first floor. As such the risk of flooding on the extension is limited.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to

prepare a new local plan which will cover the period up to 2036. With regard 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 proposal accord with saved policy 59.BE and is therefore recommended for approval.