ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

The proposed two storey side extension would be sited adjacent to number 10. It is not considered that there would be any undue harm to these occupiers as, an approximate 6 metre separation gap would be retained and no windows are proposed in the flank elevations.

Owing to the siting of the proposed two storey side extension this element would be visible to the occupiers of number 14.

With regards to the impact from the rear dormer, it is considered that the level of overlooking would not be significantly different to what is already experienced from the second floor.

The two storey side extension and rear dormer, would not result in undue harm to the residential amenity of neighbouring occupiers, in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011), Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area (2005).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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 two storey side extension and rear dormer represents a suitably designed householder extension, which would not have undue harm to the host dwelling or locality or in undue harm to the amenity of neighbouring occupiers, in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area (2005).

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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.

Impact upon the Character and Appearance

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.

The application site forms the Velmore road/Castle Lane character area of the Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Areas (2005). The SPD requires development to ensure that, the character of the streetscene is retained, sufficient garden depths are retained and that the designs of buildings including extensions are compatible with the character of adjacent properties.

Generally two storey side extensions should be set back to allow the main dwelling to maintain its dominance and to avoid a 'terracing effect'. No set back is proposed, however it was noted during the site visit that other dwellings on Castle Lane which have been extended with two storey side extensions, also have not set back. No harm to the locality or the host dwellings were observed therefore this element is considered acceptable. The occupiers of number 14, which forms part of this pair of semis, have a two storey side extension which is flush with the façade of the existing house.

The Quality Places SPD states that, dormer windows can be difficult to incorporate into a roof without adversely affecting the appearance of the dwelling and the street. Furthermore, dormers should not dominate the roof, but should complement the roof.

The appearance of the proposed dormer is contrived and typical of a flat roof dormer. A calculation was undertaken to see if the dormer could be constructed using the property's permitted development rights, the resultant volume would be 15m2. Though a very small part of the proposed dormer would encroach into the two storey element, it could still be constructed by reducing this small part. This is therefore a material planning consideration.

As it would be at the rear and not visible from the street, and could potentially be constructed without requiring planning consent, it is considered acceptable.

The two storey side extension and rear dormer, would not result in undue harm to the host dwelling or locality, in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011), Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area (2005).

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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

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."

THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	• Castle Lane is characterised with a mix if two storey dwellings, many of which have been extended

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
ENG	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), saved policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (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 (2011)
Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area (2005)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area (Velmore Road/Castle Lane)

SPECIAL POLICY AREA

NA

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76641

DESCRIPTION	Two storey side extension & dormer to rear to provide additional accommodation
ADDRESS	12 Castle Lane, Chandler's Ford, Eastleigh, SO53 4AG

SITE VISIT DATE	SV 22/7/15
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 two storey side extension and dormer to provide additional living accommodation • The two storey side extension would extend 4.6 metres from the flank wall, project 9.3 metres in depth • The rear dormer would extend 6.3 metres in width, 2 metres in height and 2.4 metres in depth
TOPOGRAPHY	• No noticeable changes in site levels
TREES	• None will be affected
BOUNDARY TREATMENT	• Mix of fence and hedges
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling • At the front there is sufficient parking for around 6 vehicles • There is an attached garage with a catslide roof feature • To the rear of the garage there is a flat roof single storey side extension