**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73118**

| | |
|---|---|
| DESCRIPTION | First floor rear extension and addition of ground floor bow window at front |
| ADDRESS | 117 Cranbury Road Eastleigh SO50 5HE |

| | |
|---|---|
| SITE VISIT DATE | 24.9.13 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DETAILED DESCRIPTION OF APPLICATION | The proposed development consists of the following elements:<br>• First floor rear extension measuring 3.1m(d) by 3.9m(w) with a gable end, picthed roof, and rear facing window over the existing flat roofed extension (reduced depth of 1m from the refused scheme)<br>• Alterations to front bay from a flat roof to mono pitched roof and bricking up of the front elevation to create a more domestic scale window |
| TOPOGRAPHY | Flat level site. |
| TREES | There are no trees on or adjacent to the site. |
| BOUNDARY TREATMENT | The boundary consists of a mixture of 1.8m fencing and 1.8-2 wall. |
| SITE CHARACTERISTICS | The property is a typical Eastleigh end of terrace two storey house on a corner plot between Cranbury Road and the rear service road. The front of the property appears to be a converted shop front. The front door is on Blemheim Road as is access to the rear parking area. To the rear within what was previously the garden is a large detached workshop structure and a concrete parking area. |
| CHARACTER OF LOCALITY | Residential area of typical Eastleigh terraced two storey houses. Many have been extended however these tend to be single storey. Many also have large detached garages that back onto the service road. These vary in scale and design. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| F/12/71804 | First floor rear extension, alterations to bay at front and detached garage/workshop at rear | Refused 1.2.13 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| 115 Cranbury Road | Objected to the proposal on the basis of:<br>• Loss of light<br>• Overbearing structure |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| None | |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area |

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Amended Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

**CHARACTER APPRAISAL AREA**

Eastleigh Character Area – ELAC 12

**SPECIAL POLICY AREA**

Not within a Special Policy Area

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

**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, street scene and character of the area

**COMMENT ON CONSULTATION RESPONSES**

| | | | | |
|---|---|---|---|---|
| None received | x | See below | | |
| None | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | |
|---|---|---|---|---|
| None received | | See below | x | |

**COMMENT ON REPRESENTATIONS RECEIVED**

The neighbour objections have been noted and are addressed within the main considerations section of this report.

**PLANNING OBLIGATION/CONSIDERATIONS**

Planning Obligations are not applicable to the scale or form of development proposed.

**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**

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

**Layout/Design:** The layout and design of the proposed alterations to the front are considered acceptable. However as a result of the proposed first floor extension the host property will have a very long two storey projection which due to its gable end combined with the close knit, grid layout, and orientation of buildings of this part of Eastleigh this would result in significant overshadowing and loss of outlook to the immediate neighbour No.115 Cranbury Road (see residential amenity below).

**Residential Amenity:** The proposed alterations to the front bay will have no impacts on residential amenity. Having carried out the lighting tests, as set out within the Quality Places SPD, the proposed two storey rear extension however, due to its depth, height, bulk, and built form, combined with the orientation of the building, would result in a loss of light to ground and first floor widows within the south and west elevation of No.115. The proposal would also have a detrimental impact on the outlook from No.115, which would be dominated by the extension to the south or by the particularly large and high garage to the rear. The first floor extension so therefore considered to conflict with the requirements of saved policy 59.BE, emerging policy DM1 and the Quality Places SPD.

**Street Scene/Character Area:** The alterations to the bay will convert the commercial appearance to a residential appearance with the use of a smaller window. The proposed addition of a mono pitch roof will further improve the front elevation and make it assimilate better to its neighbouring properties.

The proposed first floor extension will have a similar appearance to that of No.119 on the opposite

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

corner. This demonstrates that end of terrace houses can be extended without having a detrimental impact on the street scene or wider character of the area.

**OTHER MATERIAL CONSIDERATIONS**

Also of relevance is the 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**

In view of the above this application is considered to conflict with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for refusal.