HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74954

DESCRIPTION	Single storey side and rear extension
ADDRESS	4 Fir Croft Drive, Chandler's Ford, Eastleigh, SO53 2HE

SITE VISIT DATE	3/9/2014
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 side and rear extension • The single storey side extension would attach to the rear of the existing single storey garage and project 4.2 metres in depth and 4.4 metres in height with a mono pitched roof • The single storey rear extension would attach to the rear of the single storey side extension and project 3.5 metres in depth and extend 7.9 metres to the full width of the host dwelling and 4 metres in height at its tallest with a mono pitched roof
TOPOGRAPHY	• No overly noticeable changes in site level, there is a raised patio which is approximately 0.2 metres in height
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Boundary treatment consists of an approximate 1.2 and 1.8 metre tall fence
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling • At the front elevation there is parking sufficient for two vehicles and a grassed area • There is a single storey garage • The dwelling does not appear to be extended
CHARACTER OF LOCALITY	• The immediate surrounding are contains dwellings of a similar appearance

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/14/74336	Proposed single storey rear extension	A planning application is required

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
5 Fir Croft Drive	No. 4's fence has never moved from just inside their boundary, consequently we have had decking built up to No. 4's fence, extension will run straight into our decking and will need cutting back. Please can you advise where we stand on this.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
No comments 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

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, 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)

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application

POLICY COMMENTARY

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."

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.

Character and Appearance

The proposed single storey side and rear extension is considered to be a proportionate extension which would respect the scale and mass of the host dwelling and would not cause undue harm to the character and appearance of the host dwelling in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, 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).

Residential Amenity

Number 3 is set an angle and is splayed away from the host dwelling, where a large conservatory has been constructed. The majority of the single storey side extension will be

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

masked from view owing to number 3's dense hedge and the single storey rear extension would be set away from these occupiers.

The proposed single storey side extension would be masked form view from the occupiers of number 5. The proposed single storey rear extension would be sited on the boundary with number 5, where the occupiers have stated that No. 4's fence has never moved from just inside their boundary, consequently we have had decking built up to No. 4's fence, extension will run straight into our decking and will need cutting back. Please can you advise where we stand on this. The neighbour has been advised that should the neighbours wish to move the fence back to their boundary then they may do so, but boundary issues are not dealt within planning legislation.
The proposed single storey rear extension is not considered to have any undue harm as if they were to reduce the depth by 0.5 metres, this element of the proposal could be constructed without requiring planning permission.

The single storey side and rear extension would not have 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, DM1 (the Submitted Local Plan) comprising:
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Supplementary Planning Guidance : Quality Places (2011).

Nature Conservation
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

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 single storey side and rear extension represent a suitable householder extension which would not have undue harm to the character and appearance of the host dwelling or surrounding area or 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, DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published

CONCLUSION

February 2014; and

- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places (2011).