HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75908

DESCRIPTION	Two storey side extension and two storey rear and single storey rear extensions and front porch
ADDRESS	29 Malibres Road, Chandler's Ford, Eastleigh, SO53 5DS

SITE VISIT DATE	20/3/15
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 two storey rear and single storey rear extensions • The two storey side extension would extend from the flank wall by 4.8 metres, project 7.2 metres in depth and 7.6 metres in height • The two storey rear extension would project 2.7 metres in depth, extend 9 metres in width and 7.9 metres in height • The single storey rear extension would project 2.8 metres in depth, extend 3.9 metres in width and 3.6 metres in height • The front porch would project 1.2 metres in depth, extend 3.1 metres in width and 3.6 metres in height
TOPOGRAPHY	• Site slopes upwards on approaching the house
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Mix of fences and tall dense trees
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling which occupiers a prominent corner plot • At the front elevation the property curves round • There is a good sized soft landscaped garden at the front and parking for 2/3 vehicles • There is a single storey garage at the front • At the rear there is a conservatory sited adjacent to number 27 and singles storey rear extension with a steep mono pitched roof

THE SITE AND ITS SURROUNDINGS

	• There is a patio which is decked with wood
CHARACTER OF LOCALITY	• The immediate surrounding area contains mainly two storey detached dwellings which have been generally extended rather significantly in some cases

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/58572	Single storey rear extension	Granted 9/1/2007
Z/03096/004/00	One and two storey side and rear extensions	Granted 21/1/2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
ENG	No objection
CRT	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, (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: Residential Parking Standards (2009)
Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Areas (2005)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury 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 will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

These will be addressed in report.

COMMENT ON REPRESENTATIONS RECEIVED

These will be addressed in report.

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."

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 of the Area

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

The proposed two stored side extension would effectively be built where the existing garage is and would curve round to have a semi-circle appearance at the front elevation.

The Quality Places SPD requires two storey side extensions to be setback, this allows for the main dwellinghouse to be dominant, and it avoids a 'terracing effect'. No setback is proposed thus the proposal does not strictly accord with the SPD, however the site occupies a corner plot and is 'open' and this feature would be retained and overall this element of the proposal would create an extension that would be in balance and scale with the host dwelling.

The proposed two storey rear extension would attach to the proposed two storey side extension and would result in extending the entire width of the host dwelling. This aspect would be balanced out by what is considered to be a small projection (2.7 metres) which is considered to be proportionate thus this element is acceptable.

The proposed porch is considered acceptable owing to the small nature of this element.

The proposed single storey rear extension is considered acceptable owing to the proposed mass and scale which would be proportionate.

The proposal is considered to meet the requirements of the Chandler's Ford and Hiltingbury Character Area SPD, as the design would fit in well within the street and that sufficient garden depth and area would be retained.

The two storey side extension, two storey rear and single storey rear extensions and front porch would not have an adverse harm to the host dwelling, streetscene 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

Residential Amenity

The two storey side extension would be sited away from number 27, and the front porch is not considered to harm any neighbours amenity. The proposed two storey side extension and proposed single storey rear extension would be sited adjacent to number 27. The boundary treatment consists of tall dense trees which would shield these elements of the proposal.

125 Kingsway again is shielded from view owing to the boundary trees and the fact that its splayed away from the application site; these site circumstances are more than sufficient to ensure there would be no undue harm to the amenity of neighbouring occupiers.

A Juliette balcony is proposed at the first floor rear elevation which would not result in anymore overlooking than would exist from a traditional window, and also the rear looks onto tall dense trees where the neighbours to the rear can't be seen, furthermore the Juliette balcony could be constructed without requiring planning permission; this is therefore a material planning consideration.

The two storey side extension, two storey rear and single storey rear extensions and front porch would not have an adverse 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 Issues

No objections were raised from highways or trees.

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, two storey rear and single storey rear extensions and front porch, 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, 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).