HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68294

DESCRIPTION	Erection of first floor extension above proposed conversion of garage to accommodation, to include rear and front dormers
ADDRESS	72 Kingsway Chandler's Ford Eastleigh SO53 1FJ

SITE VISIT DATE	11.7.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is now retrospective as the proposal has been built out. The proposal is almost the same as the previous application F/10/68294 in that it includes the following two elements: • Conversion of garage to living accommodation to provide an office and utility room to include two small windows at head height (1.8m above ground level). • Erection of first floor extension which includes a front and a rear facing dormer windows above garage conversion to provide two further bedrooms. The application now also includes an additional dormer in the rear roof plane, in place of a flush fitted window.
TOPOGRAPHY	Level
TREES	None affected by this application
BOUNDARY TREATMENT	Mixed heights of hedging and fencing around the rear garden.
SITE CHARACTERISTICS	One and a half storey chalet bungalow set in a large plot away from the road.
CHARACTER OF LOCALITY	Residential area, consisting of different styles of detached properties located in large plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/68291	Erection of first floor extension above proposed conversion of garage to accommodation, to include rear and front dormers	Permitted – Feb 2011
F/10/67852	First floor side extension and new dormer at front	Refused - Oct 2010
Z/14515/008	Construction of first floor side extension	Permitted - Nov-2001
Z/14515/007	Single storey rear extension	Permitted – Jul 1990
Z/14515/006	Garage extension	Permitted - Nov-1987

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No response received.
Head of Environmental Health	No objections however conditions to control hours of work, dust and burning have been recommended for amenity protection reasons.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - Kingsway

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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	x	See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

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

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 development, as proposed, has been built out and therefore this application is now retrospective. This application is identical to the previously permitted application F/10/68294 however it includes an additional dormer window in the rear roof plane which could not be dealt with as a minor amendment and therefore the entire scheme has been resubmitted for consideration.

Principle

The application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

Residential Amenity

The occupants of No.74 objected to the previous application but have not objected to this current application. The area adjacent to the extension is used by no.74 as their patio area for eating out and relaxing. No.74 also has three downstairs windows all serving separate habitable rooms and all facing the flank wall of the application site. The proposed new office includes a strip window at head height. This window was objected to by No.74 on the previous application however this window provides the only light source to this room and is not considered to pose any overlooking issues due to its height. As the window is located in the flank wall which is hard up against the boundary of No.74 a condition is recommended for this window to be non opening and obscure glazed to protect the amenity of the neighbouring property. The proposed dormer windows face front and back and therefore do not directly overlook or affect the amenity of the neighbouring properties.

The proposal will not result in any detrimental loss of light or outlook due to the spacing between properties and their orientation.

Character and Appearance

The proposed garage conversion and first floor extension is considered to be at harmony with the character and appearance of the existing building. The proposed front elevation has the addition of a ground floor window which replicates the existing ground floor windows. The first floor has been squared off and a forward facing dormer window inserted which mirrors the appearance of the existing first floor. The proposal will therefore have a pleasing appearance from the street scene.

The first floor extensions flank wall will be hard up against the boundary with 74 Kingsway and will

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

increase in height by 3.7m. It is not however considered to be overbearing or bulky in appearance.

The existing rear roof has a very untidy appearance with a mixture of window types, sizes, and positions. The proposed two new dormer windows tidy up overall appearance of the property and give uniformity to its appearance.

Other Matters

The Head of Engineering was consulted on the previous application but not on this most recent application. Due to the proposed conversion of the garage, they required a plan to show that the site could accommodate 3 cars on the frontage and cycle storage. A plan to demonstrate this was submitted and this plan has accompanied this new application and is acceptable. A condition has been used to ensure these spaces are laid out and retained.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and legislative background.

CONCLUSION

In view of the above this application is recommended for approval.

REF. NO. «AltRef»