HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73930

ADDRESS	28 Chalvington Road, Chandler's Ford, Eastleigh, SO53 3DX
DESCRIPTION	Construction of single storey rear extension following demolition of existing

SITE VISIT DATE	13/3/2014
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 rear extension following the demolition of the existing • The proposed single storey rear extension would project 4.5 metres in depth, extend 6 metres in width and 2.4 metres in height to the eaves
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• The boundary treatment consists of an approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The site contains a two storey semi detached dwelling • There is hardstanding to the front which has sufficient parking for 2-3 vehicles • There is a single storey garage which is set back from the front elevation by 7.7 metres, and projects 6 metres in depth. It sits on the boundary with number 30 • There is an existing single storey rear extension which projects 2.1 metres in depth • Number 26 have a single storey rear extension that has similar dimensions to the host dwelling
CHARACTER OF LOCALITY	• The immediate surrounding area is characterised with bungalows and two storey houses • There are grass verges on the pavement

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION

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REFERENCE	DESCRIPTION	DECISION
F/04/50798	Two storey side extension	Granted 25/5/2004

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
None 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 Policy DM1 of the Revised Pre-submission Eastleigh Borough Local Plan 2011-2029 Supplementary Planning Guidance : Quality Places (2009)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application is *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

POLICY COMMENTARY

scene and character of the area

COMMENT ON CONSULTATION RESPONSES

NA

COMMENT ON REPRESENTATIONS RECEIVED

NA

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies

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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle of development

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Impact on the Character and Appearance of the Area

The proposed single storey rear extension would project 2.4 metres greater in depth than the existing single storey rear extension.

It is acknowledged that the overall depth of the proposed single storey rear extension is perhaps greater than what would normally be permitted. The fall back position is that the could be constructed without express planning permission from the Council under the new householder permitted development rights, that were introduced in May 2013. Under this new rule, the applicants could potentially construct a single storey rear extension up to six metres in depth; this is therefore a material consideration.

It is considered that the proposed single storey rear extension is acceptable, and the mono pitched roof is proposed which should alleviate some concern with regards to the overall bulk of the proposed single storey rear extension.

The single storey rear extension is considered to be acceptable and does not have adverse harm to the character and appearance of the host dwelling or indeed the surrounding area, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

Residential Amenity

The proposed single storey rear extension would be sited on the shared boundary with number 26. The proposed single storey rear extension would project 2.4 metres further than the single storey rear extension of number 26. it is considered that there would be no undue harm to these occupiers with regards to the outlook and privacy. The application site is to the east of number 26, owing to this site circumstance the occupiers of 26 would not experience loss of light. Furthermore, owing to the boundary fence the level of privacy would be retained.

Number 30 is set away from the application site by approximately seven metres and is splayed away. The proposed single storey rear extension would be masked from view owing to the existing shed of number 28. It is therefore considered that there would be no undue impact to the privacy and outlook to these occupiers.

It is considered that the proposed single storey rear extension would not have undue impact to the neighbouring occupiers in terms of loss of outlook or privacy, in accordance with saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), and the Quality of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Places SPD (2009).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Policy DM1 of the Revised 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

The proposed single storey rear extension 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 saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), and the Quality of Places SPD (2009).