HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76654

DESCRIPTION	Single storey side and rear extension with raised deck area at rear and roof to front extension
ADDRESS	12 Peverells Road, Chandler's Ford, Eastleigh, SO53 2AT

SITE VISIT DATE	22/7/15
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 single storey side and rear extension with raised deck area at rear and roof to front extension • The side element would extend 4.8 metres, project 5.6 metres in depth and 3.6 metres in height • The single storey rear extension would attach to the side extension and wrap around the host dwelling. It would project 4.5 metres in depth and extend 10.6 metres in width and 3.8 metres in height • The roof extension would extend 7 metres in width, 3.5 metres in height and project 1.1 metres in depth • The raised deck would ne 0.2 metres in height, project 3.5 metres in depth and extend 10.6 metres
TOPOGRAPHY	• The site slopes gently downwards at the rear
TREES	• None will be affected
BOUNDARY TREATMENT	• Approximate 1.5 metre tall fence and dense hedges

THE SITE AND ITS SURROUNDINGS

SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling • There is parking for two vehicles • There is a detached garage which has a small lean to attached to it • There is lean to at the at the rear which does not extend the entire width of the host dwelling
CHARACTER OF LOCALITY	• Peverells Road contains two distinct styles of properties: a neo-Georgian style and a less formal style of houses with fairly steep pitched roofs • Some of the properties have been extended

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	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, policy 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'

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

Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area (2005)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - SCANTABOUT AND PEVERELLS WOOD

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

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."

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 Area

The application site is within the Scantabout and Peverells Wood character area of the Chandler's Ford and Hiltingbury Character Area Supplementary Planning Guidance: (2005). The SPD requires all development proposals should ensure that:

- the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties

- sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.

The Quality Places SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.

There is an existing flat roof canopy which extends across the front door and the bay window, the proposed roof would extend in width slightly greater with a mono pitched roof. The host dwelling is of similar appearance to a few of the neighbouring properties whom have a flat roof canopy, and there are other examples of other roof extensions which have not caused harm to the street.

Therefore this element is considered acceptable.

The proposed single storey side extension would be visible form the streets although most of it would be sheltered from the existing single storey garage, but there would be no detrimental harm. As this element would project to the rear it would wrap around the host dwelling to form the single storey rear extension and owing to the topography of the land the height would lessen. The projection would be 0.5 metres greater than that would be permitted under the properties permitted development rights, taking into account that as this element would project it would reduce in height, thereby lessening the overall bulk and mass, this element is considered acceptable.

The raised deck owing to its very small height is also considered acceptable furthermore as it would be less than 30cm from the ground, it can be constructed without planning permission.

The single storey side and rear extension with raised deck area at rear and roof to front extension, would not result in undue harm to the host dwelling or 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, 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 new roof would not cause any harm to the neighbours amenity. The proposed single storey side extension would be set away from the occupiers of number 10, thus there would be no harm to the amenity of these neighbours. The proposed single storey rear extension would be sited adjacent to these occupiers side extension where there is a window which serves the shower room. Owing to the built form and mass of the neighbours extension it is considered that there would be no undue harm.

The majority of the proposal would be sited adjacent to number 14, it is not considered there would be any undue harm as only one window and door are proposed to the flank elevation which is not onerous, and owing to the topography of the application site being that it slopes downwards, the resultant bulk and mass would be reduced thereby minimising any undue harm to these neighbours outlook.

The raised deck area would raise the topography by 20cm, this small level increase would not result in any harm to the privacy of the neigbours eitherside.

The single storey side and rear extension with raised deck area at rear and roof to front extension, would not result in 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, policy DM1, Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area (2005).

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 with raised deck area at rear and roof to front extension, represents a suitably designed householder extension which would not result in any undue harm to the character and appearance of the host dwelling or the streetscene, or to the residential amenity of neighbouring occupiers. The proposal is 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, Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area (2005).