HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74585

ADDRESS	5 Heatherdene Road, Chandler's Ford, Eastleigh, SO53 5BP
DESCRIPTION	Single storey rear extension, addition of pitched roof to existing flat roof at side and new canopy at front

SITE VISIT DATE	4 June 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 the construction of a single storey rear extension, addition of pitched roof to existing flat roof at side and new canopy at front • The single storey rear extension would be sited on the boundary with number 7. It would project 3.9 metres in depth, extend 4.1 metres in width and 1.7 metres in height to the eaves • The addition of the pitched roof would replace the flat roof of the first floor side extension. The roof would extend 2.5 metres in width, be 3 metres in height • The new canopy would extend 9.5 metres in width, project 1 metre in depth and 2.7 metres in height
TOPOGRAPHY	• No noticeable changes
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• The boundary treatment consists of a fence which is approximately 1 metre in height on the boundary with number 7. There is a very tall dense hedge as the boundary treatment with number 3
SITE CHARACTERISTICS	• The site contains a two storey detached dwelling • At the front elevation there is hardstanding sufficient for three vehicles • There is a garage at the side of the dwelling with first floor accommodation

THE SITE AND ITS SURROUNDINGS	
	• At the rear there is decking which extends the entire width of the dwelling

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
NA		

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
NA	

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
Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 Supplementary Planning Guidance : Quality Places Supplementary Planning Guidance: Residential Parking Standards

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

NATIONAL PLANNING POLICY GUIDANCE

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 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.

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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Impact on the Character and Appearance of the Area

The proposed single storey rear extension is considered to be a proportionate extension which would be sympathetic to the scale and mass of the host dwelling and is therefore considered acceptable.

The existing first floor side extension is proposing the addition of a pitched roof to the replace the flat roof. The height of this element of the dwelling would increase by 3 metres and as such careful consideration must be given to roof alterations owing to possible adverse impact that could be had to the streetscene. The proposed roof profile would be a gable end thus an extension of the existing roof profile of the host dwelling.
This aspect of the proposal is considered acceptable.

The proposed canopy would extend across the front door and the existing gates, this aspect of the proposal is also considered not to have undue impact to the streetscene and is therefore considered acceptable.

The single storey rear extension, addition of pitched roof to existing flat roof at side and new canopy at front, would not cause undue 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), policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029) and Supplementary Planning Guidance : Quality Places (2011).

Residential Amenity

It is considered that there would be no undue harm to neighbouring amenity with regards to the roof alteration and canopy.

The proposed single storey rear extension would be sited away the occupiers of number 3 and would be masked from view owing to the dense boundary hedge. In this instance it is considered that there would be no undue impact to these occupiers.

The proposed single storey rear extension would be sited on the boundary with number 7, where the host dwelling sits higher than number 7. Owing to the decking of the host dwelling the proposed single storey rear extension would sit 1.5 metre higher in height. It is acknowledged that there would be overlooking into the neighbours garden, however it is not considered to be anymore different to what is already experienced from the lounge patio doors.

The single storey rear extension, addition of pitched roof to existing flat roof at side and new canopy at front would not result in undue harm to the amenity of neighbouring occupiers in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029) and Supplementary Planning Guidance : Quality Places (2011).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is 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 single storey rear extension, addition of pitched roof to existing flat roof at side and new canopy at front, represent a suitably designed householder extension which would not cause undue harm to the character and appearance of the host dwelling or indeed the surrounding area or to the amenity of neighbouring occupiers in accordance saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029) and Supplementary Planning Guidance : Quality Places (2011).