HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77171

DESCRIPTION	First floor side extension
ADDRESS	29 Conway Close, Chandler's Ford, Eastleigh, SO53 3NW

SITE VISIT DATE	12/11/13
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 first floor side extension • It would extend 5.2 metres at its greatest, 8.5 metres in depth and 7.2 metres in height
TOPOGRAPHY	• Very slight incline on approaching driveway
TREES	• NA
BOUNDARY TREATMENT	• Open at the front
SITE CHARACTERISTICS	• Application site contains a two storey detached dwelling • There a large gable end front extension that just forward and integrates the garage • There is off road parking for 3 vehicles
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar style of houses, both detached and semi-detached typical of an 80's housing estate

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
NA		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	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

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'

Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

NA

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 CONSULTATION RESPONSES

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."

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

The Quality Places SPD (2011) states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of symmetry with the others

First floor side extensions should be set back to allow the original house to maintain its dominance and avoiding a terracing effect, and the ridge of the proposed roof should be lower than the existing. No set back is proposed and neither is the ridge to be set lower, which would generally be a cause of concern, however the site circumstances are such that it is not considered there would be any undue harm.

The front extension/garage juts out considerably further forward than the host dwelling and is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

a rather dominant structure. The proposed first floor side extension whilst placed on top would not project forward of the façade, hence would have the appearance of being set back. Further to which owing to the positioning of the existing front extension/garage, the proposed first floor side extension would appear less obtrusive.

Upon assessing the Conway Close, it was noted that such extensions as the one proposed are a common feature in the street with permission being granted to an almost identical scheme in 2013 at number 29.

Residential Amenity

The extension would be masked from view from the occupiers of number 28, therefore there would be no undue harm to these occupiers.

The extension would be sited adjacent to the flank wall of number 30 where there is a window which serves the first floor bathroom. Owing to the nature of the room the window serves there would be no undue harm to the amenity of these occupiers.

Parking

The Residential Parking Standards SPD requires three off road parking spaces to be provided, which the host dwelling is able to provide. A condition requiring the three off road parking spaces to be retained will be attached.

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 first floor side extension represents a suitably designed householder extension, which would not result in undue harm to the host dwelling, street or indeed to the amenity of neighbouring occupiers. The proposal is therefore 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: Residential Parking Standards (2009).