HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75678

DESCRIPTION	Construction of single storey rear extension
ADDRESS	5 Charlecote Drive Chandler's Ford Eastleigh SO53 1SF

SITE VISIT DATE	30/01/2015
ARE PLANS ACCURATE?	YES. However the plans are a resubmission from application number F/08/62437 which was approved 07/05/2008. These works were never carried out and this application only seeks approval for the rear extension element highlighted in red and not the garage conversion.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	YES

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a single storey rear extension. The extension has a pitched roof and measures 2.7 m depth and an overall height of 4.1 m. The extension will infill the existing gap along the rear of the property adjacent to the existing extension and will match this extension in terms of depth and height.
TOPOGRAPHY	Relatively flat but steps down from house to rear lawn.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	1.8 m fencing screened by mature planting and evergreen hedge.
SITE CHARACTERISTICS	The end property of three detached dwellings forming a small private cul-de-sac branching off from the main highway. The dwelling is situated closest to the highway, Charlecote Drive. It has off-road parking for at least two cars to the front and an enclosed garden to the rear. There is an existing rear extension which will be extended along the rear of the dwelling with the construction of this proposal.
CHARACTER OF LOCALITY	The site falls within an established residential area comprising detached 1980s dwellings with private off road parking.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16805/002/00	construction of roads, junctions, footpaths, verges and drainage	PERMIT 13/11/1978
Z/16805/010/00	siting and design of 46 houses and garages	PERMIT 24/03/1980
F/08/62437	Construction of single storey rear extension and conversion of integral garage to include bay window to front	PERMIT 07/05/2008

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
D Biddlecombe, 43 Charlecote Drive	**SUPPORT** - I believe that it meets all the requirements that you have indicated: The proposal is in accord with the National and Local Policy There will be no impact on Highways, parking, servicing or safety. The appearance will match in with the existing building and will not impact on layout or appearance. There are no listed building impacts and it will not affect any conservation area. There are no trees impacted. I see no loss of privacy or impact on local amenity. This makes no impact on overdevelopment and is not in any way a visual intrusion. There will be no additional noise, dust or smells I am pleased to endorse this application and have no reservations what-so-ever on this proposal.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No response received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within the North Millers Dale Character 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, (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' Policy DM1

Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – North Millers Dale

SPECIAL POLICY AREA

None

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both paragraph 17 which inter alia states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as 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 the principle of the development proposed, layout and design, residential amenity, permitted development and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
One letter of support received.					

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:

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:

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.

Layout, design and the impact of the proposal upon the character of the area:

The proposal is considered to be acceptable and in accordance with the requirements of Saved Policy 59.BE of the adopted Local Plan. The extension is of a modest scale and depth and represents a proportionate addition to the host building. The extension only requires a planning application as it just falls outside the limits of permitted development due to the height being just over 4 metres when measured from ground level. Its design is sympathetic to the main dwellinghouse and it will match in both materials and fenestration. As the host property lies sideways on to Charlecote Drive the extension will just be visible from the highway, however the impact on the character of the area and streetscene will be minimal due to the existing boundary treatment. In addition, the property will retain an adequate area of private amenity space so the development will not result in the overdevelopment of the plot.

Residential amenity:

The development will not unduly impact upon the amenity of the occupiers of the neighbouring residential properties. It is not considered that it will be in any way overbearing, nor will it adversely impact upon the level of light to their primary habitable windows or the sense of outlook from them. The existing boundary treatment will also provide screening for the development.

Chandler's Ford and Hiltingbury Character Areas Supplementary Planning Document:

The proposal complies with the above SPD which states in the North Millers Dale area that the quality of the design, layout and materials used in any new buildings or extensions reflect the character of, and are in proportion to, the existing development.

Nature conservation:
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

Environment Agency Flood Zone:

The south west corner of the garden falls within Flood Zones 2 and 3. The proposed extension will not be in this area of the rear garden and the Flood Risk Assessment form states that the floor level of the new extension will be 430mm above the garden level and that no flooding has been experienced by the owners in the past. In the light of the above the risk of flooding is minimal.

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

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 application is recommended for approval.