REF. NO. F/15/76724

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Conversion of loft to provide habitable accommodation, including dormer to rear. 68 Alexandra Road, Chandler's Ford, Eastleigh, SO53 2BN

SITE VISIT DATE – 22/07/2015

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	The properties to the rear of the site do sit on slightly higher ground, whereas the majority of the application site is relatively flat.
TREES	None affected.
BOUNDARY TREATMENT	Open to the front with 1.8 metre timber fences to the side and rear boundaries.
SITE CHARACTERISTICS	1960s two storey detached dwelling which has previously been extended to the side. Parking and garden to the front with integral single garage to the side and private garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly detached and semi-detached two storey houses and chalet style dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/75502	Installation of rear dormer to provide 2nd floor living accommodation.	Refused Dec 2014
Z/30321/003/00	Construction of rear conservatory.	Approved Aug 2002
Z/30321/001/00	Two storey side extension.	Approved Nov 1988
Z/30321/000/00	Erection of two storey side extension.	Approved Jul 1988

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

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CONSULTATION RESPONSES

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

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special 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'

Policies DM1 & DM24

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Chandler's Ford and Hiltingbury Character Areas – Scantabout and Peverells Wood
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

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 that proposed, its layout and design, impact upon the residential amenity of neighbouring properties, parking and the street scene and character of the surrounding area, as well as nature conservation.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."*

In this case policy issues for consideration include:

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 guidance. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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, cyclists and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, Design, Street Scene & Area Character – As has been highlighted above the dwelling has previously been extended to the side over both floors, which included enlarging the roof. Under Permitted Development a roof can be enlarged by up to 50 cubic metres in the case of a detached dwelling. This previous extension has enlarged the original roof by 41.6 cubic metres, leaving only a further 8.4 cubic metres which could be undertaken via Permitted Development. The dormer proposed equates to 10.0 cubic metres, just over the remaining Permitted Development threshold but only by a very small amount.

While dormers do tend to be present on the chalet bungalow style properties within the area, there are no obvious examples on any of the full two storey dwellings. However, given that the proposal is only 1.6 cubic metres more than could still be constructed under Permitted Development, it would be hard to argue that this would be unacceptable or that there would be any adverse or unacceptable impact upon the street scene and general character of the area over and above that which would occur via a Permitted Development addition.

As such, the impact of the proposal upon the street scene and character of the surrounding area is considered to be acceptable and meet the requirements of saved Policy 59.BE of the current local plan, Policy DM1 of the submitted local plan and the Council's 'Quality Places' and the 'Chandler's Ford and Hiltingbury Character Areas' Supplementary Planning Documents.

Residential Amenity – Another main concern with that previously proposed was the resulting impact upon the amenity of No.22 Scantabout Avenue which sits to the rear of the application site. Presently the first floor windows of No.68 do not cause any adverse or unacceptable overlooking of No.22's

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

garden or rear windows due to the slightly raised level of No.22 and the boundary fence. However, the dormer previously proposed, which included three windows positioned high enough to allow clear views over the boundary fence across the whole of No.22's rear garden including the main patio area, as well as clear views into the rear conservatory which is used as a main living space, was considered unacceptable on the grounds of loss of privacy.

This revised scheme is not only much smaller in scale but reduces the number of windows down to two, both of which can acceptably be obscure glazed, thereby protecting the privacy of No.22 whilst allowing for roof light windows to the front of the application dwelling and ensuring a reasonable living environment internally for these new loft rooms.

The amendments made have overcome the previous concerns with regards to residential amenity as such the application is considered to be acceptable and to comply with saved Policy 59.BE of the current local plan, Policy DM1 of the submitted local plan and the Council's 'Quality Places' Supplementary Planning Document.

Parking – The existing driveway and garage can easily accommodate the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD for the resulting five bedroom dwelling. The application is therefore considered to comply with this element of saved Policy 59.BE of the current local plan and Policy DM24 of the submitted local plan.

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.

The site falls outside the 5.6km buffer zone for the Solent SPA. A contribution is not therefore required to mitigate any increased recreational pressure resulting from the development.

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.

CONCLUSIONS

For the reasons given above the application is recommended for approval subject to conditions.