HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76493

DESCRIPTION	Single storey side & rear extensions
ADDRESS	43 Trevose Crescent, Chandler's Ford, Eastleigh, SO53 3EE

SITE VISIT DATE	8/7/15
ARE PLANS ACCURATE?	Sufficient to determine application
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 extensions • From the flank elevation the side extension would extend 2 metres in width, project 5.2 metres in depth, it would then wrap around to form the rear element. Where it would extend 3.7 metres, project backwards by 3 metres, extend 3.9 metres, and project 7.8 metres at the other side
TOPOGRAPHY	• Noticeable incline up to the property
TREES	• None will be affected
BOUNDARY TREATMENT	• Dwarf wall
SITE CHARACTERISTICS	• The application site occupies a corner plot on Trevose Crescent and Trevose Close • The bungalow is of a very simplistic design with no extensions being evident
CHARACTER OF LOCALITY	• The immediate surrounding contains bungalows where many have accommodation in the roofspace

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

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REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
45 Trevose Crescent	No objection was received, the neighbour wanted clarification on dimensions

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: Chandler's Ford and Hiltingbury Character Area (2005)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - Weardale Road and Trevose Crescent. SPD requires that 'the design of any new building work, including extensions, is compatible with the character of good quality adjacent properties and where appropriate should not include a ridge line which is significantly higher than those of the existing bungalows'

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

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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

NA

COMMENT ON REPRESENTATIONS RECEIVED

Neighbour contacted

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 Weardale Road and Trevose Crescent area of the Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character (2005).

There is a very strong character on Trevose Crescent, where it was noted that there is one two storey dwelling amongst the bungalows, and front or side dormers are a prevailing character and many of the bungalows have been extended.

The SPD discussed how development proposals should ensure that:

- any development or re-development in this area is single storey in form and should not include a ridge line which is significantly higher than those of the existing bungalows

- the design of any new building work 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 existing roof ridge is to be pulled back and will lower significantly. There is no concern with this element in terms of whether it will be used for accommodation owing to the low position of the rooflights.

The extension would result in a proportionate and sympathetic addition is considered acceptable.

The proposal is considered to meet the requirements of the Chandler's Ford and Hiltingbury Character Area SPD, as the design would fit in well within the street and that sufficient garden depth and area would be retained.

Residential Amenity

There are no immediate neighbours to the east of the application site. During a recent site visit only one high level window was noted on the flank elevation of number 45, owing to the position and level of outlook such a window allows, it is not considered that there would be any undue harm to the amenity of this occupier.

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 extensions, would represent a suitably designed householder extension which would not cause undue harm to the character and appearance of the host dwelling or the surrounding area, or 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,DM1 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character (2005).