HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/71951

DESCRIPTION	One and two storey side extension, single storey rear extension to replace existing conservatory and addition of porch canopy at front
ADDRESS	2 Balmoral Close Chandler's Ford Eastleigh SO53 1TG

SITE VISIT DATE	8.5.13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed development consists of the following elements: • One and two storey side extension measuring 4.5m(w) by 8m(d) with a pitched roof • single storey rear extension with a mono pitched roof containing 3 velux windows to replace the existing extension and conservatory • addition of a pitched roofed porch canopy at front
TOPOGRAPHY	The road slopes upwards in an easterly direction. The site itself however is flat and level.
TREES	TPO64/G1 – Group of 7 Castanea Sativa, 4 Carpinus Betulus, 6 Sorbus along eastern boundary.
BOUNDARY TREATMENT	Open frontage. The rear boundary is a combination of 1.8m fencing and brick wall. With mature trees on the eastern boundary and mature foliage and shrubs to the north.
SITE CHARACTERISTICS	Detached two storey house with a set back attached garage. The property is set on higher ground away from the road and is tucked in the corner where it has the benefit of a generous wrap around garden. The rear the property has been previously extended at single storey.
CHARACTER OF LOCALITY	Residential area of if similarly designed detached two storey houses with attached garages, many of which have been extended.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No objection
Countryside & Trees	No objection subject to recommended conditions.
Transportation and Engineering	No objection. From a highways perspective, the development would not be expected to cause an issue - this would be contained on-site and be between neighbours if a parking obstruction occurred. However, though the vehicle parking spaces are tight, it has been demonstrated through the drawings that they are available for use, with the middle space having more room onsite as the proch roof shown on the block plan is free-standing. Condition E04 recommended.

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) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area: North Millers Dale - which requires development to retain the open character of the area and that the quality of the design and layout reflect the character of, and are in proportion to the existing development.

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, trees, street scene, and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	

COMMENT ON CONSULTATION RESPONSES

Noted. Although no response has been received regarding the Arborcultural report standard conditions have been recommended.

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
None				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to the scale or form of development proposed.

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 and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable. Policy 59.BE and emerging Policy DM1 are aimed at ensuring schemes respect the principle property, the surrounding host environment and do not cause any material unacceptable harm to the amenities currently enjoyed by occupiers of nearby properties. Of additional importance is the Chandler's Ford and Hiltingbury Character Area: North Millers Dale which requires development proposals to ensure:

- the open areas……..are retained
- the open plan character of the locality is retained
- the quality of the design, layout, and materials used in any new building or extension reflects the character of, and are in proportion to, the existing development.

Layout/Design: Extensions should be subservient in both form and design to the host dwelling with side extensions ideally being set back from the principle elevation with lower eaves, ridge, and being no more than half the width of the host property. It is acknowledged that the proposed extension has a good set back from the principle elevation but in all other respects the proportions of the extension in relation to the main house are large and bulky. The proposed extension is ¾ of the width of the main house and the eaves and ridge are set slightly higher than the host property. Despite the set back the width, depth, and height is unbalanced, out of proportion and unsympathetic in its overall appearance in relation to the host property. The scale

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

is such that the site could read as containing a pair of semi-detached houses rather than an extended detached property. The layout and design of the extension further accentuates this, particularly with the second front porch/canopy. Whilst it is not indicated that there is any intention that the extension would be used as a separate unit of accommodation and it is noted that a condition could be applied to prevent this, the scale and overall appearance is not considered to represent a quality design or layout and is not proportionate to the host property directly conflicting with the requirements of saved policy 59.BE, emerging policy DM1 and the objectives of the character area.

Street Scene/Character Area: As detailed above, the character appraisal for this area highlights that development should ensure that;

- the open areas……..are retained
- the open plan character of the locality is retained
- the quality of the design, layout, and materials used in any new building or extension reflects the character of, and are in proportion to, the existing development

Although the property has fairly good levels of boundary screening, is set back from the host property, and is tucked away in the corner of a cul-de-sac there will still be fleeting glimpses of the proposed extension from Balmoral Close. The extension will however be much more visible from the rear which backs on to the main road, North Millers Dale. Currently the property appears spaciously sited with good separation and open space between it and its adjacent neighbor in Cranford Gardens. The proposed extension, due to its width, depth, height, and overall appearance will completely erode the current attractive open nature and spacing between buildings to the detriment of the character and appearance of the wider North Millers Dale area. The proposal is therefore considered to have a detrimental impact on the street scene and the wider character of the area which directly conflicts with the requirements of policies 59.BE and DM1 and the character area appraisal.

Residential Amenity: The location of the property at the end of a cul-de-sac, its location in relation to neighbouring properties, and the boundary screening all mean that there will be no unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Trees: The protected trees on the eastern boundary are considered to be a sufficient distance from the proposed development and the mitigation/protection measures detailed in the Arboricultural Report will ensure they that they will not be at risk of harm.

Parking: Our Residential Parking Standards SPD requires 3 spaces for a 4+ bedroom dwelling. The plans show that these spaces can just about be accommodated on the frontage and a condition is recommended to ensure these are delivered. The proposal is therefore considered to comply with parking standards.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the 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

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In view of the above this application is considered to conflict with the requirements of saved Policy 59.BE, emerging Policy DM1, and the Chandler's Ford and Hiltingbury Character Area SPD which covers North Millers Dale. This application is therefore recommended for refusal.