HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73119

DESCRIPTION	Single storey rear extension
ADDRESS	22 Morley Gardens Chandler's Ford Eastleigh SO53 1JF

SITE VISIT DATE	14/10/13
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, 3.6m deep
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	1.8m fencing
SITE CHARACTERISTICS	Detached two storey modern dwelling with off-street parking on the frontage and rear garden, set back from neighbouring properties. Red brick construction with plain clay roof tiles.
CHARACTER OF LOCALITY	Development of dwellings built at the same time. Similar style and materials. Some single storey extensions and alterations, typically at the rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	Delegated decision - No objection
Env Health	This Service has identified the above application on a recent planning list. I have reviewed the information provided and wish to make the following comments: The application site is located on the site of the former Leigh House Hospital, as shown on historical Ordnance Survey mapping. The application site was part of a large redevelopment of the former Leigh House Hospital, Some site investigation work was undertaken,

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	however there was no intrusive investigation for the land associated with this particular property. We therefore recommend that the applicant is advised that: ***The application site is located on the site of the former Leigh House hospital. The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the ground conditions, the design of the floor construction and the number / location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer.*** ***Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service.*** ***Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.***

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

n/a

SPECIAL POLICY AREA

n/a

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

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None received		See below		
Other … Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

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

Principle: The development site is located in the built urban edge, in an established residential area. The principle of development is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with local plan policy and guidance.

In this case, the relevant local plan policy is 59.BE 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, 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.

Character and appearance:

The single storey extension is of a typical size for a domestic property of this type. Whilst the proposed materials of white render and a flat roof design are not reflective of the existing property, the extension will not be visible from the street and will not be detrimental to the character of the dwelling.

Residential Amenity:

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the position of the dwelling in relation to the neighbouring properties and the design of the extension.

The site is considered to retain a good sized garden therefore the proposals are not considered to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

result in the overdevelopment of the plot.

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

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

Recommend permission.