HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72145

DESCRIPTION	Single storey side extension
ADDRESS	125 Bournemouth Road Chandler's Ford Eastleigh SO53 3AE

SITE VISIT DATE	05/04/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Small single storey side extension, 1.95m x 2.95m
TOPOGRAPHY	Flat site
TREES	None affected by this application
BOUNDARY TREATMENT	1m high fence along southern boundary, with 1.8m fence set within the garden running from the southeast corner of the dwelling. Back from this corner, towards the west, an approx. 2m high hedge runs along behind the lower level fence. A 1.8m high fence runs along the western boundary which then runs inside the site to meet the northwest corner of the dwelling. The main boundary at this point is defined by a dwarf wall and planting in the neighbouring property.
SITE CHARACTERISTICS	Single storey detached dwelling in corner plot, fronting onto Westfield Road with a parking area in the southeast corner, and another in the northwest corner. Public frontage along Westfield is retained as garden, with a more private garden area within the inner fence line. The site can also be accessed the private gravel road which is parallel to Bournemouth Road, separated from it by an area of tree/shrub planting. Additional parking areas appear to have been created for each of the properties along the private road.
CHARACTER OF LOCALITY	Residential area with a mix of different style, age and size properties, from single storey dwellings to large 2 and half storey dwellings. Most properties are set back from the road, with garden areas and off-road parking. The properties in Westfield Crescent are generally smaller and in smaller plots than those on Bournemouth Road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
Env Health	This Service has identified the above application on a recent planning list. I have reviewed the information provided / that held by this Service and I would like to make the following comments: The application site is located within an area identified by this Service as being part of the former Velmore Camp, as shown on historical Ordnance Survey mapping. Because of this former use we recommend that the applicant is advised that: The application site lies on a site with a former use. 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 and 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

None received		See below	x	
Other …				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle – The development site is located within the built urban edge and an established residential area, therefore the principle of development is acceptable subject to the proposed works being appropriate in nature, scale and design, in compliance with the relevant local planning policies 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.

Layout and Design - The proposed extension is very small and located towards the northwest corner of the property, where there is an existing flat roof porch extension. The proposed works essentially increase the size of the porch extension and will be constructed in similar materials. There is no significant impact on the character of the bungalow.

Street Scene and Character of the Area – due to the size and position of the proposed extension, the height of the existing boundary treatments and the position of the property in the street, the development will have minimal impact on the street scene as very little of it will actually be visible.

Residential Amenity - There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. The location of the extension means there is very limited impact on neighbours. There is the potential for an impact on the property to the north, no. 123 Bournemouth Rd, however the scale of development is very small, and has been designed with a flat roof which further reduces any impact on the neighbouring property. There is sufficient distance from the neighbouring dwelling, separated from this extension by the width of a driveway, that there are no concerns regarding light.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The Council's Environmental Health unit have recommendation the applicant is notified regarding the potential for contamination due to the historic use of the site. This can be included as a note to applicant on the decision.

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

Recommendation to permit subject to standard condition and note to applicant regarding the potential for contamination.