REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79757

DESCRIPTION	Conversion of chalet bungalow to two storey dwelling with pitched roof & single storey extension to front
ADDRESS	8 Chartwell Close Eastleigh SO50 4PZ

SITE VISIT DATE	9 February 2017
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	740 sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No loss of the main residential property is proposed, only its garage.
TOPOGRAPHY	Relatively flat and level site.
TREES	No trees on or adjacent to the site should be affected by the proposal.
BOUNDARY TREATMENT	Timber picket fence to front with brick piers on either side of driveway entrance. 1.2 metre high fence to front age boundaries, rising to 1.8 metres to rear.
SITE CHARACTERISTICS	Generous 1970s detached chalet style dwelling on a reasonable size plot. Parking to front and side with garage to rear.
CHARACTER OF LOCALITY	Chartwell Close is a small and quite well secluded close of 14 detached dwellings with open ground to the north, Twyford Road to the east and denser housing development to the south.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/17503/000/00	new dwelling	Permit 1977
Z/17503/001/00	garage conversion to domestic use and new garage	Permit 1978
F/08/63573	Change of Use of Existing Garage to Beauty Room (Sui Generis).	Refused 2008

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No letters of representation have been received from the public	

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
No Consultation response have been received	

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE
Supplementary Planning Guidance : Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its impact on the residential amenity of neighbouring properties and Chartwell Close, the layout and design of that proposed and its impact on the overall character of the area.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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 planning documents and guidance.

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.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Character and Appearance

The application site is located within a close of properties of a similar age, scale materials and design. All of the other dwellings within the close are two storey detached dwellings. The application property is the exception being a chalet style bungalow. The proposal seeks to extend the property at first floor by continuing the lines of the ground floor elevations up to the first floor with a pitch roof above.

The proposal incorporates materials that match those used on the original dwelling with facing brick and render elevations and tiled roof. Such materials can be secured by condition.

The design is appropriate replicating features that are already present in the street scene. The resulting scale is also in keeping with other properties in the vicinity. The gaps between the proposal and the neighbouring properties will remain readable and the pattern of development will not be affected.

Residential Amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking. It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations have been received.

The property already contains accommodation at first floor with upper floor dormer windows on the front and rear elevations. Furthermore due to the orientation of the property with its neighbours and distance of the proposal from the neighbouring dwellings, the proposal is will not result in any material harm to the light, outlook and privacy currently enjoyed by the occupants of the neighbouring dwellings.

Highway Matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). There is room available on the site frontage to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements, with this being for a 4+ bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements.

Trees and Landscaping:

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to

prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The development complies with the requirements of saved Policy 59.BE and as such should be approved.