HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75201

DESCRIPTION	Single storey side extension
ADDRESS	28 Bradshaw Close Fair Oak Eastleigh SO50 7BS

SITE VISIT DATE	20th November 2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey side extension that stretches the full width of the house and existing rear extension.
TOPOGRAPHY	The road slopes down in a SE direction. The site itself is relatively flat and even however properties either side are set slightly higher/lower.
TREES	None
BOUNDARY TREATMENT	Low level wall on the frontage with high level (2m) planting behind and stretching round the side to enclose the front garden. The rear is enclosed by 1.8m fencing with sections of trellis on top.
SITE CHARACTERISTICS	Detached two storey house, previously extended to the rear, set back from the road by a front garden area, driveway parking along the northern elevation to a private and enclosed rear garden.
CHARACTER OF LOCALITY	Residential street of 1960/70's bungalows and two storey housing that use the same pallet of materials to pull the street together. On the western side of the rear are a row of similar houses with reular spacing between, some of which has been eroded over time by single storey structures/carports/garages and fencing.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish Coucnil	No objection

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, (the Submitted Local Plan) comprising of the 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' emerging policy DM1

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH50

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

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 Amended Draft 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, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The proposed extension is considered to be sympathetic and subservient to the existing property having been set back from the principle elevation and being only single storey. The pitch of the roof is quite steep but this is due to the narrow nature of the proposal. The rear element of the extension does not relate particularly well to the existing extension but on balance will not be particularly visible. Over all the layout and design is acceptable.

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 single storey nature of the proposal, the siting of the extension along the northern boundary, and the staggered position of the neighbouring housing in relation to the site.

Street Scene/Character Area: The proposed development is located to the side of the property and will completely erode the spacing between it and the neighbouring property. Whilst this is not ideal, the spacing between properties in the street is already eroded due to carport/garage structure and side access being fenced off.

Although the roof of the proposed extension is higher than other side structures in the street it is set back and appears subservient. Overall the proposal is not considered to have a detrimental impact on the street scene or the wider character of the area.

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

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.