HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76799

DESCRIPTION	Single storey side & rear extension
ADDRESS	60 Chalvington Road Chandler's Ford Eastleigh SO53 3DX

SITE VISIT DATE	12th August 2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey side extension which wraps around the rear of the property. The extension has a hipped roof containing several roof lights.
TOPOGRAPHY	Flat and level site
TREES	None
BOUNDARY TREATMENT	The front is enclosed by 1.5m hedging and fencing increasing to 1.8m fencing enclosing the entire rear garden.
SITE CHARACTERISTICS	Large detached two storey 1920 house, set on a corner plot and set away from the road by a front and side garden area. Parking is located to the front and along a gated driveway to the north beyond which is a generous garden area.
CHARACTER OF LOCALITY	Residential area with a mixture of styles and designs bungalows and two storey dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/32067/001/00	Two storey rear extension	Permitted 1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received.

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' Policy DM1

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

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – Northdene/Southdene Road

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, highway matters, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Submitted 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 a modest addition to the property which will allow through internal alterations an increased ground floor living area. The proposed extension is marginally set back from the principle elevation, is single storey, and has an appropriately hipped roof that leans into the main dwelling and contains several high level roof lights. Overall the proposal is considered to be sympathetic to the existing property and the character of the locality.

Residential Amenity: The proposed extension is single storey nature, and the main proportion is sited parallel to the neighbour with only a small section wrapping around to the rear of the main dwelling replacing the existing garage structure. Overall the scale, form, design and siting of the extension is such that there are not considered to be any detrimental impacts on the amenity of any neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Street Scene/Character Area: The proposed development will clearly be seen from the street scene where there is an established pattern of development with regular spacing between properties. Whilst the proposed side extension will build up to the boundary the structure will only be single storey and is appropriately designed. The proposal is therefore 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

CONCLUSION

59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.