HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76640

DESCRIPTION/ ADDRESS	Single storey rear extension following removal of exisiting 28 Locksley Road,Eastleigh, F/15/76640

SITE VISIT DATE	21/07/2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a new single storey rear extension following removal of the existing outdated rear extension. The proposals will increase the width and depth of the application so that it extends in width to cover the entire back of the property (a natural infill of the existing building line), and also extends marginally outwards to mirror the line of the existing brick built rear extension at number 26 Lockley Road and the line of the existing rear gate which intrudes into the rear garden from the side passageway next to number 30 Locksley Road (which is adjacent to number 30's existing obscured lean-to extension.) The application proposes a brick built extension with tiled roof and two velux windows in the roof.
SITE AREA	283.9 sq.m
TOPOGRAPHY	Flat level site
TREES	No protected trees on or adjacent to the site.
BOUNDARY TREATMENT	The rear garden is enclosed by a combination of wall and 1.8m fencing at an approximate height of 1.8m.
SITE CHARACTERISTICS	Interwar development to the south west of Eastleigh consisting of blocks of terraces and hipped roofs.
CHARACTER OF LOCALITY	Residential area predominantly made up of similar types of two storey houses in terraced blocks with long back gardens. There is currently little cohesion in the materials used on existing rear extensions in the immediate vicinity, with number 26 having a brick built rear extension with felt flat roof and number 30 having a pitched roof with obscure panelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None	N/A	N/A

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Barton Peveril College	Barton Peveril College has no objections to the proposed planning application.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	N/A

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 (Development Criteria)
Revised Draft Eastleigh Borough Local Plan 2011-2029: DM1 (Development Criteria)
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 19

SPECIAL POLICY AREA

N/A

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 the principle of development in this area and the impact of development on considerations including residential amenity and impact upon the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

N/A

COMMENT ON REPRESENTATIONS RECEIVED

N/A

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations relating to the proposed development.

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

The principle of development on this site
The application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable (as set out below).

The proposal's impact on the street scene and character of the area
The proposed development is isolated to the rear of the property where it will not be visible from Locksley Road. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area. Behind the property's back garden boundary lies a car park for the nearby Barton Peveril College and views of the rear extension will be minimal given the size of the back garden and the way the property is shielded from views from the college grounds by trees in the rear boundary perimeter.

The proposal is therefore considered acceptable in terms of its impact on the street scene and character of the area.

The proposal's impact on the layout and design of the site and the host building
The proposed extension, although more substantial than the current extension, and representing an incursion of the property further into the rear garden, creates a more traditional building line than the out dated extension currently in place. Through the proposal infilling the existing building line, the shape of the proposed replacement extension more uniformly follows the rear building lines of the majority of other properties in the immediate vicinity.

The proposal is considered acceptable in terms of its impact on the street scene and character of the area.

The impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings

The proposed replacement extension is considered to have only minimal impact on number 26 Locksley Road in terms of loss of light, outlook, overbearing impact or overlooking; with the extension is not proposed to extend beyond the existing line of number 26's extension abutting the boundary between the two properties.

The proposed replacement extension is also considered to have only a minimal impact on number 30 Locksley Road, in terms of loss of light, outlook, overbearing impact and overlooking because the extension only proposes to extend marginally beyond the existing line of number 30's extension abutting the boundary between the two properties. It will also only sit marginally higher than number 30's extension at its highest peak, necessarily so because of constraints around the existing waste water pipes location on the back of the building.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Although the pitched roof of the proposed extension will sit slightly higher on the building compared to the way the extension at number 30 sits on its host building, this will actually result in a slightly more marked decline in the pitch of the roof, meaning that the proposed extension when it extends marginally beyond the existing extension at number 30 will actually be very low lying and therefore have minimal impact on number 30 because of views being shielded by the existing boundary fence and wall.

Additionally, neither number 26 or 30 Locksley Road have any unobscured side windows in their existing extensions which will be negatively impacted by the proposed development.

The application also proposes no encroachment onto neighbouring land.

In light of the above, the proposal is consequently not considered to have an unacceptable impact on any other adjoining residential properties by way of a loss of light, outlook, overbearing impact or overlooking.

The proposed replacement extension is also not considered to have a detrimental impact on the amenity of the current or future occupants of the application dwelling and is considered to represent a more conventional and practical internal area than the unconventional shape of the tired and outdated extension currently in situ.

The proposal's impact on trees
There are no protected trees on site and no trees will be affected by the building out of the proposed development. The potential impact to trees on site does not therefore represent reasonable grounds for refusing this application.

The proposal's impact on the site of the plot the host dwelling sits within
The proposed replacement extension is not considered to represent an overdevelopment of the plot. The site, in keeping with other plots in the area, will continue to maintain a back garden of significant length.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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.

CONCLUSIONS

In view of the considerations set out above, the proposed replacement extension is considered acceptable and is recommended for approval.