HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77890

DESCRIPTION	Single storey rear extension
ADDRESS	141 Chalvington Road Chandler's Ford Eastleigh SO53 3EL

SITE VISIT DATE	09/02/16
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a single storey extension to the rear of the property. The proposed extension would have a depth of 4m. The application has been amended to remove the parapet wall.
TOPOGRAPHY	Flat level site
TREES	None
BOUNDARY TREATMENT	The front of the site has a low close boarded fencing. The side of the property has close boarded fencing with hedge to the side and rear of the site.
SITE CHARACTERISTICS	The site consists of a semi-detached two storey property located to the east of Chalvington Lane. The property has a single garage at the rear of the site which is accessed via a track which runs along the south of the application site.
CHARACTER OF LOCALITY	This section of Chalvington Road consists of semi-detached two storey properties and detached bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None received	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising: 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

The site is not within a character appraisal area

SPECIAL POLICY AREA

The site is not within a special policy area

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 and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	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."

In this case policy issues for consideration include:

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

Saved 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 I mass, scale, materials, layout, design and siting. It also requires a high standard of landscape design, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout and design, and impact on the character of the area

The application proposes a single storey extension to the rear of the property. The proposed extension would have a low pitched roof and would extend across the rear of the property and link with an existing single storey side extension. Whilst it is acknowledged that the width of the extension would be relatively large, it would not extend further than the width of the existing dwelling and would be similar in width to other extensions approved within the road. The proposed extension due to its single storey nature with a low pitched roof is considered to be acceptable in terms of form and design.

The proposed extension would link to an existing small side extension and would therefore not be visible from the front of the property. Some views of the extension would be possible from the access track that runs along the side of the property, however, due to the acceptable form and design of the proposed extension, it is not considered to cause material harm to the street scene or wider character of the area.

The proposal is therefore considered to comply with policy 59.BE of the Local Plan.

Impact on residential amenity

The application has been amended to remove the parapet wall following concerns raised by officers that the proposal would impact on the neighbouring property 139 Chalvington Road. The proposed extension would have an eaves height of 2.1m and the roof would hip away from the neighbouring property to an overall height of 3.5m. It is acknowledged that the proposed extension would have some impact on the light to the patios doors at the rear of the neighbouring property, however, it is considered that due to the low eaves height of the proposed extension, with the roof hipping away from the neighbouring property, the proposal would not result in a material loss of light to warrant a reason for refusal in this case. The proposed roof lights are positioned at a high level and would therefore not result in material overlooking to the neighbouring property.

It is noted that the neighbouring property 139 Chalvington Road has been granted permission for a single storey extension to the rear of the property under application F/15/76941, this application has not been implemented and is currently extant. The extension to the neighbouring property has

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

a similar roof and a depth of 4m.

The application site is separated by an access road with the neighbouring property 143 and therefore the proposal is not considered to cause material harm to the amenity of this neighbouring property.

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

The application is recommended for approval.