HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78555

DESCRIPTION	Single storey rear extension (retrospective)
ADDRESS	4 Tennyson Road Eastleigh SO50 9FT

SITE VISIT DATE	16th May 2016
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of a single storey rear addition. The extension sits at 3.1m(d) by 7.3m (w). It would be 2.3m tall to the eaves finished with a flat roof. The materials would match the exciting dwelling.
TOPOGRAPHY	The street scene is relatively flat.
TREES	None
BOUNDARY TREATMENT	The property is bound by a closed boarded fence, serving the rear garden curtilage.
SITE CHARACTERISTICS	The host dwelling is a modest two storey semi-detached property.
CHARACTER OF LOCALITY	The site falls within an established residential area made up of predominantly semi-detached two-storey dwelling houses in a similar form and design and set in modest sized plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HEG	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:

- 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'
- Policies DM1

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

CHARACTER APPRAISAL AREA

Eastleigh Character area 17
Maintain the formal building compositions around route intersections and cul-de-sacs.
• Maintain the importance of the open green spaces and associated semi-mature broadleaved tree planting.
• Maintain the predominant hedge plot boundaries.
• Ensure that the form of new development relates effectively with the gabled end frontages prominent in existing development.

SPECIAL POLICY AREA

The site does not fall within a designated 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		See below	x	
HEG – no objection				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

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."

MATERIAL CONSIDERATIONS

Principle:

The application site lies within the urban area 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.

The rear addition is considered to be of a modest scale without detracting from the character of dwelling nor the character of the locality by virtue of its location.

There is no considered harm to neighbouring no.6 Tennyson Road by way of a loss of light, to habitable rooms due to the location and scale of the extension.

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

Highway matters:

Saved Policy 59.BE (v.) of the Eastleigh Borough Local Plan Review 2001-2011 requires that development provides a satisfactory means of access and layout for vehicles which includes an acceptable level of parking provision in accordance with the requirements of the Council's Residential Parking Standards Supplementary Planning Document (SPD). The parish comments are noted and as the parking arrangement would not alter as a result of the development there is deemed to be no conflict with the aforementioned policy requirement as a result of the proposal.

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance and national planning policy.

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

It is recommended that planning permission be granted.

REF. NO. «AltRef»