REF. NO. F/15/76350

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension. 263 Cranbury Road, Eastleigh, SO50 5HR

SITE VISIT DATE – 29/05/2015

ARE PLANS ACCURATE? – Yes – One and two storey side extension has been withdrawn from the proposals.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. The application was originally submitted with a one and two storey front/side addition as well as the single storey rear extension. However, following officer concerns the front/side addition proposed has been withdrawn from the application, meaning that only the single storey rear addition is to be considered.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	None affected.
BOUNDARY TREATMENT	1.8 metre fences to either side boundary.
SITE CHARACTERISTICS	1920s/30s two storey semi-detached dwelling which has been extended to the rear at ground floor level. To the front is a small garden behind a boundary wall and to the rear is a good size private garden with garage access via a rear service road.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature with this section of Cranbury Road being made up of semi-detached dwellings of exactly the same design as the application property, none of which have had any alterations to their front elevations. This has resulted in the street retaining much of its original character and appearance. Opposite the site is a former school which is now used as a college campus.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/07490/001/00	Removal of single garage and replacement of double garage.	Approved Sept 1978

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

REF. NO. F/15/76350

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
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), saved Policies 25.NC & 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 & DM9

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Character Area Appraisals – Eastleigh (ELAC 15)
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

Paragraph 14 of the NPPF sets out the "presumption in favour of sustainable development" in both plan-making and decision-taking.

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 that proposed, its layout and design, impact upon the residential amenity of neighbouring properties, the street scene and character of the area, as well as nature conservation.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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 application site lies within the urban edge 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. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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 in 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 pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on 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 & Design – The proposed rear addition is relatively modest and would essentially replace an existing lean-to conservatory. In terms of its form, scale and design, it is considered to be acceptable and to accord with the relevant Local Plan policies and supplementary planning guidance.

Residential Amenity – Given that the proposed rear addition would be no larger than the present conservatory, it is not considered that there would be any adverse or unacceptable loss of outlook or light to the neighbouring property. Equally, due to the single storey nature of that proposed there will be no loss of privacy.

Street Scene & Area Character – Given that the originally proposed front addition has been removed from the proposals and that only the single storey rear extension is to be considered, there will be no impact upon the street scene. Equally, the rear addition proposed is not dissimilar to other rear additions along the street and is not therefore considered to have any impact upon the general character of the surrounding area.

Nature Conservation – The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

The site falls outside the 5.6km buffer zone for the Solent SPA. A contribution is not therefore required to mitigate the increased recreational pressure resulting from the development.

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.

REF. NO. F/15/76350

CONCLUSIONS

For the reasons set out above the proposed single storey rear extension is considered to accord with saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan, as well as the Council's 'Quality Places' Supplementary Planning Document. As such the application is recommended for approval subject to conditions.