REF. NO. F/15/77671

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extension, alterations to roof to include side facing roof lights & elevational changes to existing rear projection & addition of side facing dormer. 84 Pine Road, Chandler's Ford, Eastleigh, SO53 1JT

SITE VISIT DATE – 18/01/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide an enlarged lounge to the rear and more space to the master bedroom at first floor.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Generally flat and level.
TREES	None affected.
BOUNDARY TREATMENT	1.8 metre timber fences to all rear garden boundaries.
SITE CHARACTERISTICS	1950s/60s bungalow with loft conversion and various extensions and alterations to the side and rear. Parking to the front with integral garage and good size garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of main single and two storey detached dwellings of varying ages and architectural styles on good size plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/08748/002/00	First floor side and rear extensions and enlargement of front facing dormer windows.	Approved Sept 2001
Z/08748/001/00	Extension and loft conversion.	Approved Nov 1976

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No comments received.

REF. NO. F/15/77671

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' Polices DM1, DM9 & DM24

Supplementary Planning Document: Quality Places
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."

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, design and impact upon the street scene and general character of the surrounding area, residential amenity, parking and nature conservation.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

REF. NO. F/15/77671

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, Street Scene & Area Character – Given that the proposed extensions will be to the rear of the dwelling there will be no impact upon the street scene. The ground floor element of the proposal is a simple in-fill addition which is already surrounded on three sides by the application dwelling and the flank wall of the neighbouring property. The first floor element would be to in-fill an existing inset balcony which is little used and to provide a modest side facing dormer window to provide more headroom. Neither the ground nor the first floor element raise any issues with regards to the resulting appearance of the dwelling and are considered to be sympathetic to the character of the property.

Residential Amenity – While the proposed additions will have no impact upon light or outlook for either neighbouring property, the proposed side facing dormer window would allow views across the rear elevation of the neighbouring dwelling (No.82) and their patio area. However, a condition is recommended to ensure that this window is obscure glazed and with no opening parts less than 1.7 metres above the floor level of the room which it serves. This will ensure that there is no loss of privacy to No.82 and the scheme would therefore meet the requirements of saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Parking – The existing driveway can easily accommodate the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD. The application is therefore considered to comply with this element of saved Policy 59.BE of the current Local Plan and Policy DM24 of the Submitted Local Plan.

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/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 any 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 to be adopted in its present form, it does give an indication of what the current local plan's replacement would include. 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

Overall therefore, that proposed is considered to accord with the requirements of saved Policy 59.BE of the adopted Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD and as such is recommended for approval subject to conditions.