HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77803

DESCRIPTION	Single storey side & rear extension & porch to front
ADDRESS	8 Common Close Chandler's Ford Eastleigh SO53 1HF

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 the erection of a flat roof single storey side and rear extension to provide increased living accommodation and a flat roof porch to the front of the dwelling. The application also proposes the insertion of roof lights to the north east of the dwelling and windows in the rear of the existing property.
TOPOGRAPHY	The land is generally flat, however, the garden to the rear of the site is set at a higher level than the dwelling on the site and is approximately 2 metres higher than the floor level of the existing bungalow.
TREES	A large oak tree at the rear of the site is protected by a preservation order but will not be affected by the proposed works.
BOUNDARY TREATMENT	Open to the front with hedges to the side boundary. Closed boarded fencing to the garden area and low opening fencing to the raised garden area.
SITE CHARACTERISTICS	The site consists of a detached bungalow at the end of Common Close. Parking is located to the front of the site and a large garden to the rear at a raised level.
CHARACTER OF LOCALITY	The surrounding area is predominantly detached bungalows on reasonable sized plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/71033	Two storey rear extension, raising of ridge height and roof alterations to provide first floor accommodation with deck	Granted 31/08/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
4 Common Close	Plans look ideal and will make a wonderful home for the family. We feel that the Close needs young families

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None received	

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 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 located within a character appraisal area

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

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Paragraph 64 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

COMMENT ON REPRESENTATIONS RECEIVED

The comments have been noted.

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 the 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, subject to the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary planning guidance.

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, have a satisfactory means of access and layout for vehicles, cyclist and pedestrians, make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise and fumes.

Also of relevance is the site planning history. Permission was granted under application F/12/71033 for a two storey rear extension, raising of ridge height and roof alterations to provide first floor accommodation with deck. Details were submitted to the Council showing excavation works and concreting in of the foundations had been carried out on the site to implement this permission.

Layout, design and impact on the character of the area

The application proposes a single storey extension which would wrap around the rear and side of the existing property. The proposed extension would be set back from the front of the dwelling by 1.8m. It is acknowledged that the proposed extension would be large in terms of its size and scale. However, when viewed from the street the extension would be shielded by the neighbouring property and therefore only limited views of the extension would be possible. It is noted that no.5 Common Close has carried out a single storey extension, not dissimilar in size to the extension proposed. Whilst some concerns are raised regarding the flat roof nature of the proposed extension, it is considered the flat roof nature of the proposal would reduce the overall bulk of the extension and the extent of the flat roof would not be widely visible within the street scene.

Whilst it is acknowledged that the proposed extension is substantial in size in comparison to the original bungalow, having regard to the previous permission on the site and the limit visibility of the proposed extension within the street scene the proposal is not considered to cause material harm to the street scene or wider character of the area. The proposal therefore complies with policy 59.BE of the saved Local Plan.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

A single storey porch extension is proposed at the front of the property. The street scene consists of detached bungalows, however, the appearance of the bungalows varies within the street. It is therefore considered that due to the size and scale of the proposed front and the varied frontage of the bungalows the proposed porch would not cause material harm to the street scene or character of the existing bungalow.

Permission was granted under application F/12/71033 for a two storey rear extension, raising the ridge height and roof alterations to provide first floor accommodation with deck. The applicant submitted details on the previous application to demonstrate this permission had been implemented and is therefore currently extant. It is considered the current extension and the previously approved extension over lap and could therefore not be implemented together.

Impact on neighbouring amenity

The proposed single storey extension would extend along the boundary with the neighbouring property 9 Common Close. The proposed extension would maintain a separation distance to the neighbouring property of 800m increasing to 1.6m. Whilst it is acknowledged that the proposed extension would extend along the boundary of the neighbouring property, it is considered that due to the single storey nature of the proposed extension and the angle of the neighbouring property it would not cause material harm to the neighbouring amenities in terms of loss of light or over dominance.

Roof lights are proposed in the side elevation, however, these would be positioned at a high level and are therefore not considered to result in material overlooking to the neighbouring property.

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

Parking

The submitted plans show parking for four cars at the front of the site. The cars shown on the submitted plans are not considered to be the size of a parking space. However, a property of this size would require three parking spaces and it is considered that there is sufficient space on the site for parking of three cars in accordance with the parking standards. Therefore no objection is raised on parking grounds.

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.