HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75596

DESCRIPTION	Single storey rear extension
ADDRESS	47 Hillcrest Avenue Chandler's Ford Eastleigh SO53 2JQ

SITE VISIT DATE	18 December 2014
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 erection of a single storey rear extension to allow for the enlargement of the property's kitchen. The extension measures 2.925m in depth and will span the full width of the property's rear elevation.
TOPOGRAPHY	The application site is relatively flat and level.
TREES	There are some small trees within the property's rear garden and a larger conifer along its eastern boundary. These trees are not subject to a Tree Preservation Order and are of limited amenity value.
BOUNDARY TREATMENT	The property's rear garden is surrounded by timber fencing on all sides.
SITE CHARACTERISTICS	The application property is a 1960s detached, two-storey, four-bedroom dwelling. The property has off-road parking provided by way of a part-integral single garage as well as a driveway at the front of the plot. There is an area of private amenity space to the rear which is predominantly laid to lawn.
CHARACTER OF LOCALITY	The area is residential in nature and made up of mainly detached and semi-detached two storey dwellings, all of a similar style, period and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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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, Policy DM1.
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

n/a

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 the principle of the development proposed, layout and design, residential amenity, permitted development and the impact of the proposals on the 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

There are no planning obligation requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

MATERIAL CONSIDERATIONS

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 and guidance.

Layout, design and the impact of the proposals upon the street scene and area character:

The proposals are considered to be acceptable and in accordance with the requirements of Saved policy 59.BE of the adopted Local Plan in this respect. The extension is of a modest scale and depth and represents a proportionate addition to the host building in this regard. Its design is sympathetic to the main dwellinghouse and it will match in both external materials and fenestration. Being situated to the rear of property, the extension will not be visible from and as such will have no impact upon the Hillcrest Avenue streetscene. It is also in-keeping with similar rear additions to neighbouring dwellings within the road and is therefore considered to be respectful to the area character. In addition, the property will retain an adequate area of private rear amenity space following the undertaking of the development such that the proposals will not result in the overdevelopment of the plot.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses. There is considered to be no conflict with these requirements in respect to the development proposed. The extension, as noted above, is of a particularly modest depth at 2.925m and will project beyond the respective rear elevations of the immediate neighbouring dwellings either side of the site to an even lesser degree (approximately 1.8m in the case of No. 45 Hillcrest Avenue and 1m in the case of No. 49). The extension is also single storey in nature and is set in from each of these boundaries by between 600 and 700mm. Further, it contains no windows in either of its side facing elevations. As such and taking account of each of these factors, it is considered that the development will not be in any way overbearing, result in any unacceptable loss of privacy, or

adversely reduce the levels of light and outlook received to neighbouring properties.

Permitted development:

In assessing the development, regard must be had to the Permitted Development Rights conveyed to the property by the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, as amended. In line with the provisions of this Order, the extension proposed as part of this submission could be constructed without the need for express planning permission from the Local Planning Authority. This is a significant material consideration in determining the application and it is not considered that the application could reasonably be refused in light of this. Notwithstanding which, and as set out above, the development is deemed to be of an appropriate nature and there are no concerns which would lead to such a recommendation being considered in this case.

Conclusion:

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 approved.