HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77796

DESCRIPTION	First floor front extension
ADDRESS	43 Hocombe Road Chandler's Ford Eastleigh SO53 5SP

SITE VISIT DATE	23/02/16
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 a first floor extension to the front of the property.
TOPOGRAPHY	The land slope from the front of the site to the dwelling (North to South)
TREES	TPO trees to the rear of the site. None that will be affected by the proposal
BOUNDARY TREATMENT	Hedging to the front and side of the property
SITE CHARACTERISTICS	The application site consists of a large two storey detached property with a detached two bay garage and a detached outbuilding to the front of the site.
CHARACTER OF LOCALITY	Hocombe Road consists generally of large detached properties in a variety of form and design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/05613/005/00	Ground floor front and side extensions	Granted 14/03/2000
Z/05613/004/00	Erection of a detached garage at the front	Granted 24/07/1998
Z/05613/003/00	Single storey rear extension and addition of first floor dormers	Granted 28/05/1993
Z/05613/002/00	Car port	Granted 11/04/1984

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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 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

Hiltingbury and Hocombe Park 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	x	See below		

COMMENT ON CONSULTATION RESPONSES

Other …

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below			
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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

Saved Policy 59.BE of the Local Plan 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 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.

The site also lies within the Hiltingbury and Hocombe Park Special Policy Area. Policy 181.LB states - In order to protect the special character of Hiltingbury (as shown on the Proposals Map) the sub-division or redevelopment of plots will not be permitted unless all the following criteria are met: (i) the size of any proposed plot is not significantly smaller than those in the immediate vicinity of the site; (ii) the proposal does not involve the loss, or prejudice the retention of existing healthy mature trees on the site; (iii) the design, siting, size, scale and type of the proposed development is compatible with the Arcadian character of the locality and does not involve back land or tandem development; and (iv) the proposal is accompanied by a detailed planting scheme designed to assimilate the development into its surroundings.

Layout, design and impact on the character of the area

The application proposes a first floor front extension, over an existing single storey addition. It is considered that the proposed extension would be modest in size and is in keeping with the existing character of the dwelling. The proposed extension is therefore considered to be acceptable in terms of form and design.

The street consists of houses that are mixed in design, it is noted that a number of the properties have front two storey extensions and therefore it is considered that the proposed front extension would not be out of character within the surrounding area and would not impact on the street scene. The proposed extension would not extend forward of the existing building line.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposed extension is considered to comply with policy 59.BE of the saved Local Plan.

The site lies within the Hiltingbury and Hocombe Park Special Policy Area. Due to the modest size of the extension the proposal is considered to comply with policy 181.LB of the Local Plan.

Impact on neighbouring amenity

The proposed extension would maintain a separation distance of over 9m to the neighbouring property west and 17m to the neighbouring property to the east. The proposed extension is therefore not considered to cause material harm to the amenity of the neighbouring properties in accordance with policy 59.BE.

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 proposed extension is recommended for approval.