HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78304

DESCRIPTION	Single storey side & rear extensions to include link to neighbouring extension (revised design to planning permission F/15/76941)
ADDRESS	139 Chalvington Road Chandler's Ford Eastleigh SO53 3EL

SITE VISIT DATE	19/04/16
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes a single storey side and rear extension with a gable roof. The application is a revision of the previously approved application F/15/76941. The main change is the addition of a parapet wall on the southern boundary.
TOPOGRAPHY	Flat and level
TREES	None affected by the proposed development
BOUNDARY TREATMENT	The front of the property is open with no discernible boundary treatments. The rear is enclosed by a combination of 1.8m fencing, side elevation of neighbouring garage and hedging/landscaping.
SITE CHARACTERISTICS	Semi-detached two storey house set back from the road by a front garden and driveway. To the side is an access gate behind which is a single storey structure that leads to the back garden within which a detached garage is located to the rear and accessed off a driveway down the road.
CHARACTER OF LOCALITY	This section of Chalvington Road has two distinct characters with semi-detached two storey houses with regular setbacks and separation spacing to the east and detached bungalows to the west.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/76941	Single storey side and rear extensions and construction of single garage, following demolition of existing	Granted 21/10/2015
F/15/76266	Two storey side extension, single storey rear extension and detached garage to rear	Refused 24/06/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

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

The National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

	None received		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.

Also of relevance is the site's planning history. Permission was granted under application F/15/76941 for a single storey side and rear extension. The main change between the current application and the previously approved application is the addition of a parapet wall to the southern side of the proposed extension.

Layout, design and impact on the character of the area

The proposed extension would be the same form, height and depth as the previously approved application (F/15/76941). The previous application considered that a single storey extension, 4 metres in depth was acceptable in terms of its design, siting and scale. The proposed single storey extension was not considered to be a prominent addition in the road and would be in keeping with the other extensions in the road.

The proposed addition of the parapet wall is considered to be acceptable in terms of form and design. Having regarding to the previous permission for the single storey extension the proposal is considered to be acceptable in terms of its scale, form and design.

The proposed parapet wall would not be visible from the street, however, some views maybe possible from the side access road that is positioned along 141 Chalvington Road. Having regard to the previous permission for the single storey extension and the acceptable form and design of the extension in combination with the proposed parapet wall the proposal is not considered to cause material harm to the character of the surrounding area.

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

Impact on residential amenity

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The previous application stated that the side and rear extension spans the entire width of the plot extending up to the boundaries with the neighbouring properties on either side. However, the extension is single storey and 4 metres deep. It is therefore considered that the extension is of a scale and form that will not result in any detrimental loss of amenity to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

The proposed parapet would measure 3.2m in height. The proposed parapet would be 700mm higher than the existing eaves of the approved extension and 400mm lower than the full high of the approved extension. It is acknowledged that the proposed extension and addition of the parapet would have some impact on the light to the closest rear window of the neighbouring property, 141 Chalvington Road. However, it is considered that due to the size and scale of the previously approved extension and the minimal changes to the proposal, in combination with the extension being positioned to the north of the neighbouring property the proposal is not considered to result in material loss of light to warrant a reason for refusal in this case.

There is no variation to the size, form and design of the extension adjoining the boundary with the neighbouring property 137 Chalvington Road and therefore the proposal is not considered to cause material harm to the amenities of this neighbouring property in accordance with the previous approved extension under application F/15/769451.

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

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 proposal is considered to be acceptable, subject to conditions.