HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. J/16/78562

DESCRIPTION	Single storey rear extension to replace existing - depth 4.717 metres, width 6.54 metres, overall height 3.7 metres, eaves height 2.3 metres
ADDRESS	206 Cranbury Road Eastleigh SO50 5HS

SITE VISIT DATE	10/06/16
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 is for prior approval for the erection of a single storey rear extension of the dimension given in the above description. The section closest to number 204 Cranbury Road, replacing the existing conservatory will have a flat roof and the remainder a pitched roof.
TOPOGRAPHY	Flat and level site
TREES	None will be affected by the proposal
BOUNDARY TREATMENT	The rear boundaries are a mixture of 1.8 m high wooden fencing, brick wall and hedging.
SITE CHARACTERISTICS	Semi-detached two storey dwelling. Existing rear extensions are to be replace with proposed.
CHARACTER OF LOCALITY	The surrounding area is predominately residential in nature with the character in the immediate street scene defined by semi-detached two storey dwellings. The application site itself lies opposite the Eastleigh College site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
204 Cranbury Road	Overshadowing/loss of light Overbearing impact

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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 policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 (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'

Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Eastleigh Character Area 15

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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 REPRESENTATIONS RECEIVED

	None received		See below	X	

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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Legislative Background:

The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 allows for the construction of single storey rear extensions for a semi-detached dwellings up to a depth of 6m subject to it conforming with a number of other size limitations and a specified prior notification process being followed. As stated within these regulations, where any owner or occupier of any adjoining premises objects to the proposed development, the prior approval of the local planning authority is required as to the impact of the proposed development on the amenity of any adjoining premises.

In this regard and in assessing such impact, 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."

The relevant development plan policies to this proposal are Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) which, in respect of the matter of residential amenity, requires that development avoids unduly impacting on neighbouring uses through overbearing impact, overlooking, loss of light, loss of outlook, noise and/or fumes, as well as Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029 which essentially replicates its requirements in this regard. The Council's adopted Quality Places Supplementary Planning Document provides further detailed guidance in support of these policies. 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."

MATERIAL CONSIDERATIONS

Permitted Development:

The proposed extension is considered to conform with the criteria as set out in The Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 in respect of its size and siting. The extension is positioned to the rear of a semi-detached dwelling and does not extend beyond its rear elevation by more than 6m. The overall height of the extension is less than 4m and the height to the eaves does not exceed 3m. In addition, and as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) would not exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse). As the occupiers of a neighbouring property have, however, raised an objection to the proposals, in accordance with the regulations, prior approval is required for the development and the Local Planning Authority must assess the proposals in terms of their impact upon the amenity of any adjoining premises.

Residential Amenity:

The occupier of No. 204 Cranbury Road has objected to the proposed extension on the grounds of loss of light to their living room and overbearing visual impact. Having visited the site and assessed the proposals based on the information submitted, whilst the concerns raised are noted, it is not considered that the extension will have an unacceptable impact upon the amenity of the occupiers of No. 204 Cranbury Road such as to be in conflict with the requirements of Saved Policy 59.BE of the adopted Local Plan, the associated guidance contained within the Council's

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adopted Quality Places SPD, or the National Planning Policy Framework.

Whilst it is acknowledge that the extension is slightly larger than the existing conservatory to be removed, will be positioned in close proximity to the shared boundary and No 204 is located to the North of the development, it is still of a single storey nature and the flat roof of this section of the extension reduces the overall height and impact. It also appears that the rear window is not the only light source for the living room of No. 204 room. Therefore it is not considered that the development will result in any unacceptable level of loss of light or overbearing impact to the neighbouring property and the proposals comply with the light test for rear extensions as set out in the aforementioned Quality Places SPD in this regard.

There will be no impact upon the amenity of the occupiers of the other neighbour dwellings and no objections have been received from these occupiers.

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

For the reasons set out above, it is not considered that the proposals will impact unduly upon the amenity of the occupiers of neighbouring properties and as such it is recommended that prior approval be granted.