REF. NO. F/16/79544

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Ground, first floor & two storey rear extension. 18 Goldsmith Road, Eastleigh, SO50 5EP

SITE VISIT DATE – 08/12/2016

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide an additional bedroom (four in total), together with ground floor living accommodation.
SITE AREA	312sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	No trees affected.
BOUNDARY TREATMENT	Open to the front with 1.8 metre timber fences to eth side and rear boundaries.
SITE CHARACTERISTICS	Two storey semi-detached former council house with parking to the front and garden to the rear. The property has a single storey rear extension and conservatory which is to be replaced.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature and made up of two storey semi-detached and terraced dwellings of a similar ages and style to the application dwelling.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	No record of any previous planning history.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection. Whilst the property plans show an extension resulting in a 4+ bed dwelling, this does not involve a change of access, and the required 3 on-site vehicle parking spaces are already provided via the front driveway. In addition, the property has the ability to request on-street

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	parking permits for the CPZ within which it is located. As such it would not be anticipated that any negative highway impacts would result from the development proposal.

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 25.NC, 59.BE & 104.T

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' Policies DM1, DM9 & DM24

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Character Area Appraisals - Eastleigh
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

Paragraph 56 of the National Planning Policy Framework states 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."

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 that proposed, its layout, design and impact upon the street scene and general character of the surrounding area, the residential amenity of neighbouring properties, parking and highway issues, and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Comments noted.

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COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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 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, 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. 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on 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.

Layout, Design, Street Scene & Area Character – The application proposes to add a first floor over an existing ground floor rear extension, together with a one and two storey rear extension to replace the existing conservatory. This will allow room for four bedrooms, a new family bathroom and small en-suite to the main bedroom. At ground floor would be a dining area and additional small seating area looking onto the garden. This is a slightly amended design to that originally submitted following amenity concerns for the adjoining neighbour.

Given that the works are to the rear of the dwelling, there will be little impact upon the street scene, albeit the flank elevation is visible from the street due to the setback position of the neighbour. Equally, it is not considered that there would be any adverse impact upon the general character of the surrounding area.

This amended scheme is considered to have addressed the original concerns and will provide a proportionate and respectful addition to the application dwelling. As such it is considered to accord with the requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' and 'Character Area Appraisals' SPDs.

Residential Amenity – The originally submitted scheme proposed a 5.5 metre deep two storey extension across the full width of the house. This raised concern that the level of light to and quality of outlook from the rear of the adjoining property (No.20 Goldsmith Road) would be unacceptably impacted. As such, amendments have been secured reducing the depth of the first floor element of that proposed on the side adjoining No.20. This has been reduced to 2.5 metres depth, which while still having a slight impact upon the outlook and light to No.20 will not be to a detrimental extent.

As for other amenity issues, that proposed will not result in any increased levels of overlooking or loss

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

of privacy to any neighbours and overall is considered to accord with the amenity requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Parking & Highway Issues – As has been set out by the Head of Transportation and Engineering, the existing driveway can accommodate the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD for the resulting four bedroom dwelling and is unlikely to result in any highway issues or concerns. The application is therefore considered to comply with this element of saved Policy 59.BE of the current Local Plan and Policy DM24 of the Submitted Local Plan.

Nature Conservation – The proposal is not considered to result in a likely significant impact on a European Protected site (SPA, SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

The site falls outside the 5.6km buffer zone for the Solent SPA, meaning that a contribution is not required to mitigate the increased recreational pressure resulting from the development.

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.

CONCLUSIONS

For the reasons given above, that application is recommended for approval subject to conditions.