HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78550

DESCRIPTION	Single storey side extension
ADDRESS	4 Kendal Close Chandler's Ford Eastleigh SO53 1EG

SITE VISIT DATE	Application site inspected on the 21st April 2016, at meeting with the applicant and Borough Councillor.
ARE PLANS ACCURATE?	The submitted drawings allow a comprehensive assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	In accordance with the Local Planning Authority's publicity of planning proposals all relevant neighbours have been consulted.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey side extension with side projection of 4.8 metres with full depth of the original bungalow. The side addition will extend the current double pitch main roof of the bungalow.
TOPOGRAPHY	Relatively level on the application site. Although the road slopes down from the turning head to the low point at the bend in the road.
TREES	There are no trees in the immediate vicinity of the application site.
BOUNDARY TREATMENT	Open frontage with low boundary planting.
SITE CHARACTERISTICS	Single storey bungalow on a corner plot. A gable roof with a front gable projection. A sizeable side garden situated between dwelling and road. The road wraps around the corner plot leading up to the turning head of the cul-de-sac.
CHARACTER OF LOCALITY	Small cul-de-sac of single storey bungalows set back behind front gardens with open frontages. The road slopes upwards in a north-east and south-east direction with the lowest point being in the bend of the road. Fryern Arcade sits prominently in the background.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/77393	Single storey side extension. 4 Kendal Close	Application withdrawn 15th January 2016

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Occupier 8 Kendal Close	No objection to the proposed alterations.
Occupier 9 Kendal Close	Support the application without reservation.
Occupier 5 Kendal Close	Confirm no objection to this development; concern would be if in the future the loft space was converted to living accommodation with dormer style windows.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford parish Council	No comments 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 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

Application site not within a Character Area

SPECIAL POLICY AREA

Application site not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		No consultations undertaken.
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		The three letters of support are acknowledged.
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Domestic householder applications do not warrant the need for developer's contributions.

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."

MATERIAL CONSIDERATIONS

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, 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, and loss of outlook, noise and fumes.

Principle:

The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design:

The proposed side extension extends the existing side gable outwards and replicates the front bay windows. The extension works are fairly modest and in proportion with the host dwelling. The proposed materials will match the existing dwelling creating a sympathetic and visually cohesive appearance.

Street Scene/Character Area:

The site is centrally positioned within the cul-de-sac and as such is a prominent corner plot. The relatively large side garden and low boundary treatment contributes to the open and spacious character and appearance of the cul-de-sac. The garden reflects the relatively deep front gardens of the properties on the opposite side of the road. Following a site meeting in April of this year to discuss Officer's reservations with regard to the extent of the side projection. The applicant has taken account of the extension being excessive, resulting in a significant harm to the open and spacious character of the street scene, and would not respect the host property. Resulting in this revised submission that significantly reduces the side projection by one metre. Thereby allowing greater space around the host bungalow better reflecting the spacious and open character of this prominent corner location. There being a three metre gap from the side elevation to the footpath.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It should be acknowledged that the Local Planning Authority fully understands the applicant's aspirations to provide an addition to the bungalow that provides sufficient internal space to make the kitchen more useable for the disabled resident who has restricted mobility. The applicant has modified the original requirements thereby allowing more modest side extension. Residential

Amenity:

The site is located on a corner plot with neighbours being situated on the opposite side of the road at some distance from the proposed side extension. Therefore, there is not considered to be any detrimental loss of light, outlook, overbearing impact or overlooking.

The development complies with the requirements of saved local plan Policy 59.BE and Central government guidance.

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 outlined above the application is recommended to permit.