HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76481

DESCRIPTION	Two storey side extension & single storey front extension to include porch
ADDRESS	248 Chestnut Avenue Eastleigh SO53 3HN

SITE VISIT DATE	15/06/2015 and 18/06/2015
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	A two storey side extension and single storey front extension to include a gable roof porch with retaining pillar is proposed to provide additional living accommodation in the form of a study, bathroom and garden utility room on the ground floor and two additional bedrooms (one with en suite) on the first floor. The proposed extensions extend the property outwards in width towards its side boundary with Chestnut Rise by 3.5 metres; is 8.9 metres in depth and maintains the height of the existing pitched roof. Adjacent to the porch it is proposed that a lean to style roof will sit above the single storey front extension.
TOPOGRAPHY	The road slopes gently in an easterly and northerly direction.
TREES	There is a cluster of tress on the South West corner but these are not protected by Tree Preservation Orders. There are no protected or significant trees within the vicinity of the site.
BOUNDARY TREATMENT	The front of the property is relatively open with only low level fencing to the east. The boundary running along the road consists of sparse screening/hedging. The side and rear is enclosed with 1.8m fencing.
SITE CHARACTERISTICS	The application dwelling is a semi-detached two storey house on a corner plot, set on lower ground than the road, with a driveway and front garden adjacent to it.
CHARACTER OF LOCALITY	The area's houses are a mix of characters, ages and designs to the north, with public open space and playing fields to the south. To the east of the site is a row of listed thatched roofed cottages and the Cricketers Public House.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/73724	Retention of shed to front	Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No representations received	N/A

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Engineering	No response received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built Up Area Within Close Proximity to Several Listed Buildings

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies

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'

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

The site does not fall within a Character Appraisal Area.

SPECIAL POLICY AREA

The site does not fall within a Special Policy Area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework (NPPF)

Of particular relevance to this application is paragraph 17 of the NPPF which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as section 7: Requiring good design, which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; and that planning decisions should address the connections between people and

NATIONAL PLANNING POLICY GUIDANCE

places and the integration of new development into natural, built and historic environment; and 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

No consultation responses were received.

COMMENT ON REPRESENTATIONS RECEIVED

No consultation representations were received.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

Legislative and Policy Backround

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."

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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, loss of outlook, noise and fumes.

Material considerations when determining the proposed development:

The principle of development on this site

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 dependant on the details and impacts of the proposal being considered acceptable.

The proposal's impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings

The proposed two storey side extension and single storey front extension with porch, although representing a substantial addition to the property, will not have an unacceptably negative impact on the amenity of any neighbouring properties. The property sits lower than the adjacent highway and will not have an unacceptably negative impact on the facing properties in Chestnut Rise, which are a sufficient distance away from the development not to be unacceptably adversely affected by loss of light, privacy or amenity. Similarly the single storey front extension and porch is not sufficiently protruding from the existing front elevation of the property to unacceptably adversely affect number 246 Chestnut Avenue in terms of loss of light, privacy or amenity.

The proposed development is also not considered to provide an unacceptable amenity impact on the current or future occupants of the host dwelling.

The Proposal's impact on the site of the plot which the host dwelling sits within

The proposed development is not considered to represent an overdevelopment of the plot. The site, in keeping with other plots in the area, will continue to maintain a useable garden space despite the incursion of both extensions into the existing gap alongside the property's left elevation from the back gate to the back garden.

The proposals impact on the street scene and character of the area

The proposed development's side and rear elevations do not unacceptably impact upon the street scene or character of the area, as viewed from Chestnut Rise. The application site is recessed below the level of the highway and the creation of a two storey extension at the property as it adjoins Chestnut Rise does not result in an unacceptable impact on the street scene.

The main impact that the proposed development has is its impact upon the street scene as viewed from Chestnut Avenue, and its impact on the listed thatched houses nearby. The extensions and retaining porch structure substantially alter the front elevation of the property, which has the impact of dominating the adjoining dwelling at Number 146 Chestnut Avenue and negatively impacting the symmetry which the two adjoining semi-detached dwellings share in terms of their mass, design and siting.

The dominance of the property and its unsymmetrical siting with number 146 Chestnut Avenue is a result of the property proposing to have a disproportionately extended and altered front elevation which dominates the existing frontage rather than being subservient to it. The overall impact this has on the street scene from Chestnut Avenue is that the character of the immediate area appears cramped and unsympathetic to the host dwelling, its neighbouring property, and the setting of the nearby listed buildings.

It is therefore considered that the proposed development has an unacceptably negative impact upon the street scene, character of the area and setting of the listed buildings nearby.

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

Overall, following the reasons outlined in the above report, the application is considered not to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance and national planning policy.

It is therefore recommended that planning permission for this development be refused.