REF. NO. F/15/76222

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Retrospective: Two storey side and rear extension. 162 Bournemouth Road, Chandler's Ford, Eastleigh, SO53 3AL

SITE VISIT DATE – 13/05/2015

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above filling in the side return of the original property to provide more ground floor accommodation and a fourth bedroom at first floor.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Generally flat and level near to the house but slopes away towards the rear of the garden.
TREES	None affected.
BOUNDARY TREATMENT	The majority of the site boundaries are marked by 1.8-2.0 timber fences.
SITE CHARACTERISTICS	Late Victorian/Edwardian two storey red brick end of terrace dwelling which has been extended to the side and rear. Parking for up to four vehicles to the front and a good size private garden to the rear accessed via a sideway.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature although Bournemouth Road does have a number of commercial uses along its length. To the rear of the site is a large industrial estate which is screened by mature trees.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/38013/000/00	One and two storey rear extensions and porch at front.	Approved Sep 2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection. The existing front driveway can accommodate up to four vehicles, and so conforms to the EBC Parking Standards of three as a minimum.

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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 policies: 25.NC & 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'

Policies: DM1, DM9 & DM24

Supplementary Planning Document: Quality Places
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."

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 retrospective nature, layout and design, impact upon the residential amenity of neighbouring properties, parking, the street scene and character of the area, as well as nature conservation.

COMMENT ON CONSULTATION RESPONSES

Noted.

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.

Permission has also previously been granted for the same development in 2001 but was not built at the time. This therefore establishes the principle of that built being acceptable.

Retrospective Application – The National Planning Policy Framework says that enforcement action is discretionary, and that local planning authorities should act proportionately in responding to suspected breaches of planning control. Section 73A of the Town and County Planning Act 1990 specifically provides that a granting of planning permission may relate to development carried out before the date of the application' (para 6). Furthermore, an application cannot be refused on grounds that it is retrospective. When considering the development regard has to be had to Government guidance and the policies contained within the Development Plan.

Layout & Design – The extension essentially squares off the original dwelling's footprint by in-filling the original side return. This provides an enlarged kitchen at ground floor level and allows a fourth bedroom at first floor level. In terms of its form, scale and appearance there are no concerns and sits well with the original house. In these respects the extension is considered to meet the requirements of saved Policy 59.BE of the present Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Residential Amenity – Given the proximity of the extension to the application property's southern neighbour, there has been no adverse impact upon residential amenity in terms of loss of privacy, light or outlook. There is a first floor side window which serves a bathroom and is obscure glazed. It is however recommended that a condition be imposed to ensure that this remains the case. As such the extension is considered to meet the requirements of saved Policy 59.BE of the present Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Parking – The existing driveway can easily accommodate the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD. 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.

Street Scene & Area Character – Given that the extension is towards the rear of the dwelling, it is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

not really visible from Bournemouth Road, thereby having a very limited impact upon the street scene. In terms of the general character of the area, again there are no concerns, the extension meeting the necessary requirements of saved Policy 59.BE of the present Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

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. A contribution is not required to mitigate the increased recreational pressure resulting from the development.

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.

CONCLUSIONS

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