REF. NO. F/16/77921

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Roof extension to create first floor living accommodation with 1no. front dormer and 4no. side facing roof lights. 17 Brownhill Road, Chandler's Ford, Eastleigh, SO53 2EB

SITE VISIT DATE – 04/03/2016

ARE PLANS ACCURATE? – Basic but sufficient to determine the application.

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above. This is a revised design following refusal of a larger version of the scheme last year.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	This section of Brownhill Road slopes down steeply from the south-east to the north-west, although the site itself is relatively level.
TREES	There are a number of trees towards the rear of the site and along the north-western boundary with the neighbouring school but none would be affected by the proposed works.
BOUNDARY TREATMENT	To the street frontage is a metre high wall, with the south-eastern side boundary to No.15 being marked by a retaining wall with fence on top. The rear and north-western boundary with the neighbouring school is marked by a hedge and other mature planting.
SITE CHARACTERISTICS	Mid-20th Century detached bungalow on a good size plot with garden to the front and driveway to the side leading to a generous rear garden and detached garage. The property has had a number of single storey additions to the side and rear.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature with this part of Brownhill Road being made up of mainly detached single storey dwellings, some with loft accommodation. Immediately adjacent to the site is Merdon Junior School's rear gate and just to the east of the site is the main Chandler's Ford local centre.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/15/75872	Alterations to roof to provide first floor living accommodation.	Refused Apr 2015
F/10/67694	Alterations and extension to roof including	Approved Sep 2010 (never

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	roof lights to provide first floor accommodation.	implemented)
F/08/63509	Single storey rear extension.	Approved Oct 2008
F/08/63102	Roof alterations including 1No. Front facing dormer window and rear balcony to provide living accommodation.	Withdrawn Aug 2008
EAB0870900000	Extension.	Approved Jul 1974

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

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 & 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: 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."

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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 eth street scene and character of the surrounding area, residential amenity, parking and nature conservation.

COMMENT ON CONSULTATION RESPONSES

n/a

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 – It is intended that the new roof will stretch over the existing single storey flat roof side extension which currently does not complement the property. While resulting in a larger roof, it will only be 300-400mm higher than the existing ridgeline and would retain the fully hipped form to the street frontage and a half-hip to the rear. This modest increase in height raises no particular concerns and overall the resulting roof will improve the appearance and form of the present dwelling.

With regards to the street scene, while in a prominent position the stepped nature of properties along this section of the road would be maintained and overall the resulting property would respect the existing character and appearance of the street scene. As such the application is considered to accord with the requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Submitted Local Plan and the Council's 'Quality Places' SPD.

Residential Amenity – Given the topography of the immediate area and the proximity and relationship of the application dwelling to its neighbours, together with the design of that proposed, it is not considered that there would be any adverse or detrimental impact upon the amenity of neighbours in terms of loss of privacy, light or outlook. As such the application 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 – 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.

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 therefore required to mitigate increased recreational pressure resulting from the development.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made 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 withdrawn the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. 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.