HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76412

DESCRIPTION	Single storey extension to rear to form annexe accommodation
ADDRESS	120 Hursley Road Chandler's Ford Eastleigh SO53 1JB

SITE VISIT DATE	15/06/2015
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	The application seeks approval for the construction of a single storey extension to the rear of the property to form annexe accommodation accessible from the existing family room at the back of the property. The proposed annexe accommodation is the same 3 metre height as the existing family room, but extends outwards in width by an additional 0.9 metres. The single storey annexe extension would in total project 10.7 metres in depth, 4.8 metres in width and 3 metres in height. (It would also benefit from patio/decking at its furthest point, which protrudes outwards an additional 1.5 metres in width and then wraps around the external final third of the proposed extension from its rear to left side elevation.) The proposed extension is covered by a flat roof, incorporating two flat roof lights, and has aluminium bifold doors on its left and rear elevations for accessing its adjoining patio/decking area.
TOPOGRAPHY	There is a slight upward slope from the paved front driveway to the front door but the property's substantial rear garden, in which the proposed development would lie, is predominantly flat.
TREES	It is possible that up to two trees may need to be removed if the proposed annexe accommodation is approved and built out. However, neither of these are protected by a Tree Preservation Order and can be removed at anytime by the applicant.
BOUNDARY TREATMENT	The properties rear garden is enclosed by 1.8m high timber fencing with mature plants and bushes in front.
SITE CHARACTERISTICS	The application property is a two storey detached building set within a large plot with a substantial rear garden which boasts decking to the immediate rear of the property. There is a large paved drive way at the front of the property, accessible by wooden gates, and with comfortable space for three cars in addition to an integral garage.

THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	The site is within an established residential area with a mix of semi and detached two storey dwellings, a block of flats and a large factory.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/12298/007/00	Two storey side and single storey rear extensions (amended size and design)	Permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	N/A

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No consultation response received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built Up 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'

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

CHARACTER APPRAISAL AREA

The site does not fall within a Character Area

CHARACTER APPRAISAL 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 places and the integration of new development into the 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 responses were received.

COMMENT ON REPRESENTATIONS RECEIVED

No representations were received.

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

Legislative and Policy 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."

Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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, 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 dependent on the details and impacts of the proposal being considered acceptable.

The proposal's impact on the street scene and character of the area
The proposed development is isolated to the rear of the property where it will not be visible from the street. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

The proposal's impact on the layout and design of the site and the host building
The proposed extension, although it is quite a substantial addition to the existing rear of the property and represents an incursion of the property further into the rear garden, continues the same 3 metre height of the existing family room at the rear of the property and only extends outwards in width by 0.9 metres compared to the family room. The 11 metre depth of the proposed annexe accommodation is not considered to result in a detrimental impact to the layout and design of the existing property and its design and materials are considered to be a sympathetic addition to the dwelling.

The impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings
Due to the orientation of the proposed single storey rear extension in relation to the immediately neighbouring block of flats at numbers 122-124 Hursley Road, there will be minimal impact on sunlight to the flats. The flats are of sufficient distance from the proposed annexe accommodation for the level of daylight to the buildings to be unaffected. Similarly, although there will be some impact on the

ASSESSMENT OF PROPOSAL

sunlight to the rear grounds of the flats where they sit immediately adjacent to their boundary with the proposed annexe accomodation, the proposed extension only backs onto the car park serving these flats and does not therefore represent a negative impact upon the residents' enjoyment of their back gardens. The proposed annexe accommodation is also only 3 metres in height, which although has some impact with shadowing to the car park, is only 1 metre higher than a 2 metre fence which the applicant could erect under Permitted Development and continues the height of the existing family room at the rear of the property. Any impact of shadowing to the rear grounds of numbers 122-124 does not therefore constitute a reason for refusing the proposed development.

The proposed single storey extension, by virtue of its orientation within the dwelling's substantial rear garden, is also sufficiently far away from number 118 Hursley Road to have little impact on the residential amenity of the current or future occupiers of that property.

The proposed single storey extension is also not considered to have a detrimental impact on the amenity of the current or future occupants of the application dwelling.

The proposal is consequently not considered to have an unacceptable impact on any other adjoining residential properties by way of a loss of light, outlook, overbearing impact or overlooking.

The proposal's impact on trees
It is possible that two trees in the back garden of 120 Hursley Road, and a hedge along its boundary with numbers 122-124, could be lost during the building of the proposed extension. There is therefore some impact on trees as a consequence of permitting this development. However, none of the trees potentially affected are subject to a Tree Preservation Order and they could therefore in any case be removed by the applicant at anytime. The potential impact to trees on site does not therefore represent reasonable grounds for refusing this application.

The proposal's impact on parking and the highway
The property sits on a very large plot and has a sizeable front garden with space for three cars to sit comfortably within its paved drive way. There is also an integral garage at the property. There are no parking or highway concerns in relation to the proposed annexe accommodation.

The proposal's impact on the site of the plot the host dwelling sits within
The proposed annexe accommodation 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 garden of significant size.

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 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 be granted for the proposed development subject to relevant conditions being applied.