HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76924

DESCRIPTION	Single storey rear extension
ADDRESS	25 Sycamore Avenue, Chandler's Ford, SO53 5RJ

SITE VISIT DATE	02/09/2015
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 rear extension to provide an enlarged second bedroom (including the addition of an ensuite); a utility room and a living room. The proposed single storey rear extension would in total project outwards from the existing building by 3.5 metres in depth. (Part of the extension will narrow to 2.5 metres in length as the extension nears the existing garage, in order to maintain good access into the back garden from the front side driveway.) It would be the same 12 metres in width as the existing building line and be 2.3 metres in height (in line with the height of the existing building up to its ridge line.) The flat, felt roof, single storey extension, would be brick built to match the existing building. The submitted plans also propose that there will be three new velux windows inserted into the existing rear roof.
TOPOGRAPHY	Predominantly flat, with a slight incline to the end of the back garden.
TREES	TPO H58/243 is a blanket tree preservation order incorporating all tree species within a wide area of this part of Chandler's Ford (including the application site) which has two prominent tall trees in its back garden.
BOUNDARY TREATMENT	The property's rear garden is enclosed by a 1m fence to the left of the back garden, a hedge at the back; and a garage to the right.
SITE CHARACTERISTICS	The application property is a bungalow set within a large plot with a medium to large sized rear garden. There is a paved driveway at the front of the property with a side driveway leading into the back garden and rear garage.

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THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	The site is within an established residential area with a mix of bungalows and semi and detached two storey dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69677	First floor rear extension to 11 Sycamore Avenue	Permit 13/07/2011
F/11/69132	Single storey rear extension to 20 Sycamore Avenue	Permit 13/07/2011
Z/13350/003/00	Single storey side and rear extensions at 26 Sycamore Avenue	Permit 15/05/1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	N/A

CONSULTATION RESPONSES

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

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built Up Area Within a Special Character 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

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CHARACTER APPRAISAL AREA

The site falls within the Chandler's Ford and Hiltingbury Character Areas – Hiltingbury Road West

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

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ASSESSMENT OF PROPOSAL

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 there will be minimal views from the street. The proposal is not therefore 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 an addition to the existing rear of the property and represents an incursion of the property further into the rear garden, only extends outwards 3.5m at its deepest. The proposed additional accommodation that would be provided by the extension would not have a detrimental impact on the layout of the existing property and its design and materials are considered to be a relatively sympathetic to the existing to the dwelling.

The impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings
The proposed single storey rear extension, by virtue of its orientation within the dwelling's large rear garden, is also sufficiently far away from numbers 23 and 27 Sycamore Road to not have an unacceptable impact on the residential amenity of the current or future occupiers of those properties.

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 host dwelling; and the extension represents a sensible addition to the internal living space available.

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
The proposed development would not have any direct impact on any nearby trees. However, the back garden has two prominent tall trees which are covered by a Tree Preservation Order; and any planning permission granted for the current proposals will therefore require a condition to be attached protecting the trees from construction works through the erection of a protective fencing.

The proposal's impact on parking and the highway
The property sits on a relatively large plot and benefit from a side front driveway and rear garage which enables two to three cars to sit comfortably within its paved driveway. Additionally, the proposed extension will not be increasing the number of bedrooms in the bungalow.

There are no parking or highway concerns in relation to the proposed rear extension.

The proposal's impact on the plot the host dwelling sits within
The proposed single storey rear extension 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.