HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77932

DESCRIPTION	One & two storey rear extension & ground floor infill to side
ADDRESS	73 Brownhill Road Chandler's Ford Eastleigh SO53 2FJ

SITE VISIT DATE	23/02/16
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 proposes a two storey extension to the rear of the property to provide an enlarged sitting room on the ground floor and an enlarged bedroom on the first floor. The application also proposes a single storey infill to the side of the property.
TOPOGRAPHY	The site is relatively flat and level. The dwelling is position in an elevated position from the road.
TREES	There are a number of trees on site, most of which are subject to preservation orders
BOUNDARY TREATMENT	Hedging along the boundaries
SITE CHARACTERISTICS	Early 1960s two storey detached dwelling on a good size plot. The house has had various quite sizable extensions to the front, side and rear. The frontage provides parking and a small garden area, with a larger private garden to the rear.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly detached two storey dwellings on fairly good size plots.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/68255	Two storey rear and ground floor side extensions	Granted 21/01/2011
F/10/67404	Two storey rear and single storey side extensions (amended description)	Refused 24/09/2010
F/06/58565	Two storey front extension (including integral garage) and two storey side extensions	Granted 19/01/2007
F/05/55453	Two storey front and side extension	Refuse 16/12/2005
T/04/51223	Felling of Oak tree at rear	Refuse consent 19/07/2004
T/06288/007/00	Crown thinning of oak tree in rear garden by 20%	Part consent part

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
		refuse 08/01/2001
T/06288/006/00	Removal of epicormics growth and deadwood and reduction of small branches in the vicinity of telephone wires, oak tree in rear garden	Consent 01/10/1992
Z/06288/005/00	extensions to front	Granted 18/06/1979
Z/06288/004/00	Lopping of oak tree	Consent 07/07/1975

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No objection, subject to condition

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 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 policy DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

The site is not located within a character appraisal area

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56

NATIONAL PLANNING POLICY GUIDANCE

that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Paragraph 56 of the National Planning Policy Framework states that “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.”

Paragraph 64 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

None received		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

Saved Policy 59.BE of the Local Plan 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 neighbouring uses through overlooking, loss of light, loss of outlook and noise and fumes. Also of relevance is Policy

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

The planning history shows that permission was granted under application F/10/68255 for a two storey extension to the rear of the site and infill extension to the side of the property. The application expired on 21/01/14. The main changes that have occurred since this application in the introduction of the NPPF. The previous application is a material consideration in the assessment of the current application.

Layout, design and impact on the character of the area

The original dwelling has had sizable extension to rear and front of the property. These extensions have more than double the size of the original dwelling. An application for a larger extension to the rear of the site was refused under application F/10/67404, the application was refused due to the excessive size of the overall rear extension and the impact on the street scene and surrounding area. Extensions were subsequently approved under application F/10/68255. The current application proposes extensions of the same size and design as the previously approved application.

Whilst it is acknowledged that the proposed extension would increase the size of the existing rear extension, it is considered that as the proposal would not increase the depth of the property at the rear at ground floor level and by less than 2.0 metres at first floor level on balance the proposal is considered to be acceptable.

The proposed infill extension to the side of the property is considered to be acceptable and would not extend beyond the footprint of the existing property.

Whilst it is acknowledged that some views of the proposal would be possible from Terriote Close it is considered that due to the size of the proposed extension it would be unreasonable to refuse the application on impact on the street scene. It is therefore considered on balance that the proposal would not impact on the street scene of Terriote Close of the character of the surrounding area.

Impact on residential amenity

Due to the separation of the proposed extension from the neighbouring properties the proposal is not considered to cause material harm to their amenity in terms of loss of light or over dominance.

On balance it is considered that the proposal would comply with policy 59.BE of the Local Plan.

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

The application is recommended for approval.