# HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79869

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| DESCRIPTION | Two storey front extension |
| ADDRESS | 166 Bournemouth Road Chandler's Ford Eastleigh SO53 3AL |

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| SITE VISIT DATE | 17 February 2017 |
| ARE PLANS ACCURATE? | The plans are sufficient to determine the application |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

## THE SITE AND ITS SURROUNDINGS

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| DETAILED DESCRIPTION OF APPLICATION | Two storey front extension.<br>To possess a pitched roof at 7m and in area 2.1m square to be positioned at the side of the existing lounge squaring off the building proving a new front door and first floor main bathroom. |
| TOPOGRAPHY | Beyond a gentle upward slope leading from access from Bournemouth Road the remainder of the plot is flat and level. |
| TREES | No trees are associated with this application. |
| BOUNDARY TREATMENT | 1.8m high close boarded wooden fencing |
| SITE CHARACTERISTICS | The application relates to a two storey, ground floor bay fronted, late Victorian in style, red brick, semi-detached residential property on the west side of Bournemouth Road, Chandlers Ford, Hampshire. |
| CHARACTER OF LOCALITY | The locality is characterised by a mix of external detailing, same overall dimensioned, semi-detached residential properties on a similar age, set in large plots. |

## RELEVANT PLANNING HISTORY

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| F/16/78673 | Two storey front extension and two storey side and rear extension | Withdrawn 2016 |

## REPRESENTATIONS RECEIVED

| SOURCE | SUMMARY OF CONTENT |
|---|---|

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| No Letters of representation have been received from the public | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Chandler Ford Parish Council | None Received |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
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| Within Built-up Area Boundary<br>Within Established Residential Area |

**DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S**

**Eastleigh Borough Local Plan Review (2001-2011), saved policies**
Saved Policies 59.BE and 182.LB apply.

**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**

N/A

**SPECIAL POLICY AREA**

Policy 182.LB Bournemouth Road Special Policy Area

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 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; 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**

**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**

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| None received | X | See below | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

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|---|---|---|---|---|
| None received | X | See below | | |

**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."

**MATERIAL CONSIDERATIONS**

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, 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.

**Principle of development**

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 and guidance.

**Impact on the Character and Appearance of the Area**

Designed to create an infill at the north side and front of the property. At ground floor level it would bring the existing main entrance door and hall forward to finish level with the front building line.

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

With a new main bathroom at first floor, the two storey extension incorporating a forward facing gable and pitch roof to a very similar design to many examples along Bournemouth Road. Namely a similar example to the south at No174 and No148, flat roofed example north along Bournemouth Road.

**Residential amenity:**

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking. It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations have been received.

The extension is located to the front of the dwelling and will not result in any materially harmful overlooking of the neighbouring properties. The proposal is sufficiently separated from the neighbouring properties to mitigate any material harm to the outlook or daylight currently enjoyed by the occupants of the neighbouring properties.

of single storey only and is sited on the road side of the property. As such there is sufficient distance from the neighbouring dwellings to protect the light, outlook and privacy currently enjoyed by the occupants of the neighbouring dwellings.

**Highway matters:**

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).

There is room available on the site frontage to accommodate 2 vehicles which is the maximum number that is required under the SPD requirements, with this being for a 3 bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements.

**Trees and Landscaping**

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

The development complies with the requirements of Policy 59.BE.

**Bournemouth Road Special Policy Area.**

Policy 182.LB states that development in the Bournemouth Road Special Policy Area will

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

not be permitted if it:

(i) results in a net loss of residential units;

(ii) detracts from the primarily residential character of the area;

(iii) does not have satisfactory vehicle access and on site car parking; or

(iv) results in the loss of residential amenity.

The proposal does not result in the loss of residential units and for the reasons stated above is not considered to detract from the character of the area. The application will retain the existing vehicular access to the site and provides sufficient off road parking. The proposal has been found to preserve the residential amenity of the neighbouring properties.

**OTHER MATERIAL CONSIDERATIONS**

Reference needs to be made to 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 formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 development complies with the requirements of Policy 59.BE and 182.LB and is therefore recommended for approval.

**REF. NO. «AltRef»**