REF. NO. F/17/79912

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Single storey front & side extension, two storey side & rear extension, to include alterations to fenestration. Laurel Corner, 1a Lakewood Road, Chandler's Ford, Eastleigh, SO53 1ER

SITE VISIT DATE – 02/03/2017

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide increased ground floor living accommodation and a repositioned main entrance, as well as a new dressing area to the master suite at first floor.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	There as a number of trees in neighbouring gardens but none should be impacted by the proposed works.
BOUNDARY TREATMENT	The street frontages with Lakewood Road and Brownhill Road are marked by a 2.5 metre high laurel hedge, as is the northern boundary with No.1 Lakewood Road. The remaining boundary with No.53 Brownhill Road is marked by a 2.0 metre high close board timber fence.
SITE CHARACTERISTICS	The property is a simple chalet style detached dwelling originally dating from the 1950s although has been extensively refurbished. To the side is a detached garage with driveway parking area in front access from Lakewood Road. The main garden to the house wraps around its eastern and southern sides, hence the dense laurel hedge for protection from the road and privacy.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and generally made up of good size detached dwellings on quite generous plots. Most properties date from the mid-20thC and have a variety of architectural styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/09/64564	Two storey extension, re-positioning of front door with entrance porch and detached single garage at rear following demolition of existing.	Approved Mar 2009
F/08/64225	Two storey extension, re-positioning of front	Jan 2009

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	door with entrance porch and detached single garage at rear following demolition of existing.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Tartaglia-Kershaw	Object. Inappropriate materials proposed. Design will not fit in with the Special Policy Area.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation and Engineering	No comments received.
Chandler's Ford Parish Council	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special Policy 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 & 181.LB

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: Chandler's Ford and Hiltingbury Character Areas
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."

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great

NATIONAL PLANNING POLICY GUIDANCE

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."

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

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

See below.

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.

Also of relevance is saved Policy 181.LB which relates specifically to the 'Hiltingbury and Hocombe Park' Special Policy Area which sets out a number of criteria intended to maintain the special character of that area. These are: i) that the size of any proposed plots is not significantly smaller than neighbouring plots; ii) proposals do not result in the loss or prejudice the retention of any mature trees; iii) that the design is compatible with the Arcadian character of the area; and iv) that the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

proposal also includes a landscape and planting scheme.

Layout, Design, Street Scene & Area Character – Concern has been expressed that the intended use of brick, timber cladding and a zinc roof on a traditional rendered and tiled dwelling would not sit well with the property and would not respect the prevailing character of the surrounding area. It is noted that the proposal intends to use contrasting materials, as well as contrasting forms, such as flat rather than pitched roofs, but this is the whole point of the design. The intension is to be able to clearly differentiate between the older original dwelling and the later more modern additions, thereby allowing each to play its part in the story of the building's evolution.

While these concerns are understood, it is not considered that the more contemporary design of that proposed would have any adverse impact upon the character of the area. It is accepted that if not done well, such a striking contrast could appear rather out of place and awkward. However, in this instance the proposed design is considered to be high quality and understated, and will be something that will add to and enhance the existing variety of architecture in the local area. Its predominantly single storey scale will mean that it will not easily be seen from the street, other than through the driveway gate, where it will provide a pleasing piece of architecture and a proper and clearly defined entrance to the property, something which it currently lacks.

Overall that proposed is considered to be of a high quality design and something that should be welcomed for its ability to improve the general quality of design and architecture in the local area. it is therefore considered to fully accord with the requirements of saved Policies 59.BE and 181.LB of the adopted Local Plan, as well as the Council's 'Quality Places' and 'Chandler's Ford and Hiltingbury Character Areas' Supplementary Planning Documents.

Residential Amenity – Due to the orientation, proximity and relationship of the application property to its neighbours, as well as the nature of the development proposed, it is not considered that there would be any adverse or unacceptable impact upon the residential amenity of any neighbouring properties 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 for a dwelling of this size. 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 and is of a type which does not require a contribution to mitigate any increased recreational pressure resulting from the development.

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.

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CONCLUSIONS

For the reasons give above, the application is recommended for approval subject to conditions.