HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75501

DESCRIPTION	One and two storey side and rear extension
ADDRESS	7 Mead Road Chandler's Ford Eastleigh SO53 2FB

SITE VISIT DATE	15 December 2014
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for a full and proper 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 the development as described above. The single storey element of the extension will project 1.5m beyond the property's existing rear elevation, whilst the two-storey element will 0.775m beyond the south-eastern side elevation of the property. The proposals are to allow for the provision of a kitchen-diner area at ground floor level as well as for the enlargement of the property's main bathroom and third bedroom at first floor level.
TOPOGRAPHY	The application site is relatively flat and level with there being a slight step up to a raised patio/decked area at the rearmost part of the site.
TREES	There is a sizeable tree at the rear of the neighbouring plot (No. 5 Mead Road). This tree is not covered by a Tree Preservation Order and will not be affected by the proposed development.
BOUNDARY TREATMENT	The boundaries of the plot are, in the vicinity of the proposed development, marked by timber panel fencing of a height of 1.5 to 1.8m. The rear boundary of the plot is marked by a timber picket fence.
SITE CHARACTERISTICS	The property is a three-bedroom, semi-detached dwellinghouse set on a narrow plot. The property has concrete roof tiles and white fenestration and is constructed of red brick which has been painted cream to the front and south-eastern side elevations. There is a limited amount of off-road parking provided by way of a gravelled hardstanding to the front, with there being an area of private amenity space to the rear.
CHARACTER OF LOCALITY	The site falls within an established residential area and forms part of a row of 8 semi-detached dwellings of a similar period, scale and design, to the southern side of Mead Road. The wider area is distinctly more mixed in character with there being larger flatted blocks to the south of the site. Monks Brook runs alongside the property's rear boundary.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received.
Head of Countryside and Trees (Biodiversity Officer)	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Zone of Impact Within Environment Agency Flood Zones 2 and 3

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 25.NC (Biodiversity), 43.ES and 44.ES (Flooding and erosion), 59.BE (Promoting good design).
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 (General criteria for new development), DM4 (Flood risk), DM9 (Nature conservation)
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

The site does not fall within a designated character 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

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of the development proposed, layout and design, residential amenity, highway matters, flood risk, biodiversity, and the impact of the proposals on the street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligation requirements associated with this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 25.NC requires states that development which will adversely affect a habitat or feature of importance for wild fauna and flora will not be permitted unless specific criteria are met.

Saved Policies 43.ES and 44.ES apply to development proposals in areas at risk of flooding. These policies *inter alia* state that development will only be permitted where: it is demonstrated that the site is adequately defended from flooding or that the scheme incorporates measures to prevent the endangerment of life and the likelihood of damage to property; and it does not harm the integrity or maintenance of a flood defence structure or increase the number of people at risk of flooding.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 and guidance.

Layout, design and the impact of the proposals upon the character of the area:

The proposals are considered to be acceptable in this respect. The extensions are fairly modest in terms of their scale and footprint and as such are considered to represent a proportionate addition to the host property in this regard. They are also sympathetic in design and will match the property relatively well in roof pitch, materials and fenestration.

Whilst as a result of the two-storey extension projecting marginally (0.775m) beyond the south-eastern side elevation of the main property, the development will be partially visible from the road to the front, owing to its recessed positioning and appropriate scale and design, it is not considered that it will have any undue impact upon the street scene or wider area character. In addition, the property will still maintain an adequate area of private amenity space such that the proposals will not result in the overdevelopment of the plot.

For the reasons given the development is considered to comply with the provisions of Saved Policy 59.BE (i.) of the adopted Local Plan in respect of its layout, design and impact upon the character of the area.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly interfering, disturbing or conflicting with adjoining or nearby uses. As a result of the appropriate scale and siting of the proposals, there is considered to be no conflict with these requirements. The extensions will project only 1.5m beyond the rear elevation of the adjoining dwelling and will be of a single storey height in this position; as such they will not be unduly overbearing, nor will they unacceptably reduce levels of light to or outlook from this property's habitable windows.

The side element of the development will bring the facing elevation of the property approximately 1.6m closer to No. 9 Mead Road at a two-storey height. The extension is, however, positioned to the north-west of this property and is stepped-in from the shared boundary by approximately 1m. It will sit predominantly alongside No. 9's side elevation which, in this position contains only secondary windows; there is also a non-primary area of amenity space in between. As such it is not considered that the proposed development will be overbearing, or reduce levels of light or outlook for the occupiers of No. 9 Mead Road. In order to protect their privacy however, and to prevent any undue overlooking, a condition will be imposed to require that the first floor window to serve the property's enlarged bathroom be obscure-glazed and top opening only.

Highway matters:

The proposals will have no impact upon the vehicular access to the site nor upon the level of car parking required or available to serve the property. There are no other highway related considerations and as such the proposals are considered to comply with the provisions of Saved Policy 59.BE (v.) which requires that development provides a satisfactory means of access and layout for vehicles.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Flood risk:

The site lies within the Environment Agency's Flood Zones 2 and 3. The applicant has submitted the Environment Agency's pro-forma document for householder and minor extensions in flood zones to confirm that the floor levels of the extension will be set no lower than existing levels and flood proofing of the proposed development will be incorporated where appropriate. As such, the proposals are considered to accord with the requirements of Saved Policies 43.ES and 44.ES of the adopted Local Plan.

Biodiversity:

Whilst the application site lies within the HRA (Habitat Regulations Assessment) designated zone of impact, owing to the particularly modest footprint of the householder development that is proposed, it is not considered that it would result in a likely significant impact on any European Protected Site and as such HRA screening was not considered to be required for the development. The proposals are therefore deemed to accord with the requirements of Saved Policy 25.NC of the adopted Local Plan.

Conclusion:

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

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.