HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79437

DESCRIPTION	Alterations to roof including raised ridge & gable ends to form first floor accommodation
ADDRESS	13 Beechcroft Close Chandler's Ford Eastleigh SO53 2HU

SITE VISIT DATE	22 November 2016
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks to provide accommodation in the roofspace. In order to achieve this it is proposed to increase the ridge height of the roof by approximately 1m. The hipped roof form will be converted to a gabled roof form with gables facing the front, rear and side boundaries. The upperfloor accommodation will provide a bedroom, dressing room, en-suite and a bathroom.
TOPOGRAPHY	Ground levels drop from the front of the site to the rear.
TREES	The site does not contain any trees offered protect by a tree p[reservation order.
BOUNDARY TREATMENT	The front garden boundary and the side boundary along the driveway is marked by a low brick wall. The rear boundaries are marked by 1.8 metre timber fences.
SITE CHARACTERISTICS	The property is a 1950s/60s semi-detached bungalow with rendered and painted walls and a hipped roof. It has a garden to the front with driveway to the side leading to a detached single garage and the private rear garden. The application dwelling is positioned at the end of the Cul-De-Sac Beechcroft Close. There is a good degree of spacing to its side boundary.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly detached and semi-detached single storey dwellings of a similar age and appearance to the application property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	None relevant to this application	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations have been received from the public

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received

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
Saved policy 59.BE applies

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

N/A

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

NATIONAL PLANNING POLICY GUIDANCE

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

None received	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

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."

Pre-Application

Paragraph No.188 of the NPPF states “Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties.”

Paragraph No.189 expands on this and advises “Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.”

Eastleigh Borough council do offer a pre application service for proposals such as these. However as identified in section 5 of the application form the applicant has not taken advantage of this service.

MATERIAL CONSIDERATIONS

Principle:

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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. 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.

The predominate character of the area is single storey dwellings. Whilst some properties do have accommodation within the roofspace this has been achieved with little disturbance to the original character of the dwelling using rooflights and small box dormer windows.

The proposed increase in ridge height and gable features will be at odds with the predominant hipped roof character of the vicinity. Whilst there is a variety of design in the properties of Beechcroft Close, there is an established character in terms of scale of the bungalows and their ridge heights. Gables are present in the street scene but these are located on the ground floor only and do not provide upper floor accommodation.

As such the proposal will result in an overly dominant form of development in the street scene that will contrast with the established character of the area. The proposed development due to its, design, massing and scale, would create an unattractive and incongruous feature at odds with the appearance of the neighbouring properties and detrimental to the character and pattern of development within the locality. As such the proposed development is contrary to Saved Policy 59.BE of the Eastleigh Borough Local Plan Review [2001-2011]

The site is considered to retain an appropriate sized garden at the rear of the site. Therefore the proposals are not considered to result in the overdevelopment of the plot.

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 sited to the west of the neighbouring property No.12. Furthermore the two properties are separate by the width of the driveway serving No.13. As such the proposal is not considered to result in any material harm to the levels of light currently enjoyed by the occupants of that property.

There is sufficient distance from the neighbouring dwellings to protect the outlook from those dwellings.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The proposal includes upper floor accommodation and therefore has the potential to result in overlooking of the neighbouring properties. The upper floor window on the front elevation will serve a dressing room. This window will look out onto already open to public view.

The rooflights in the side elevation will serve a bathroom and an en-suite. As such these windows can be expected to be obscure glazed to protect the privacy of the occupants. The window located in the side gable will serve a stairwell. As such this window can be considered to be a secondary window and no outlook from this window will be required. As such it can be considered reasonable for this window to be obscure glazed. Obscure glazing can be secured by condition.

The rear elevation contains a Juliette balcony. This will provide views towards the rear boundaries of the neighbouring properties. Such a level of overlooking is not considered to be materially harmful to the occupants of the neighbouring properties.

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). It is unclear from the submission as to the total number of bedrooms contained within the property.

However, 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.

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