HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76554

DESCRIPTION	Single storey rear extension, following removal of existing conservatory
ADDRESS	246 Chestnut Avenue, Eastleigh, SO53 3HN

SITE VISIT DATE	1/7/15
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey rear extension. It would project 4.5 metres in depth, extend 5.5 metres in width and 3.3 metres in height
TOPOGRAPHY	• Incline on approaching the house from the driveway
TREES	• None that will be affected
BOUNDARY TREATMENT	• Approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The application site contains a semi-detached dwelling which is set back from Chestnut Avenue • At the front elevation there is an area of landscaping and parking for three vehicles • There is a carport attached to the house • There is an existing conservatory • The rear garden is well landscaped
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar style of properties

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
248 Chestnut Avenue	Enquiring whether the high level windows will be frosted.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
PADI	none 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 policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (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 (2011)

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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

Noted

COMMENT ON REPRESENTATIONS RECEIVED

It is not known whether the window will be frosted, and it is not considered they would result in undue harm as they would be high level and non-opening. However a condition requiring them to be obscurely glazed will be attached.

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

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, 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.

Impact upon the Character and Appearance

The proposed single storey rear extension would replace the existing conservatory and would be bigger though still in scale and proportion to the main dwelling. The materials will be brick which will be different to the existing conservatory but will match the host dwelling.

The proposed conservatory would result in a proportionate addition which would be in scale and mass with the host dwelling.

Residential Amenity

It is considered that there would be no undue harm to the amenity of neighbouring occupiers

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

from the proposed single storey rear extension, as the structure would not be significantly different to what is already on site.

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 single storey rear extension would not result in undue harm to the character of the host dwelling or street or cause undue harm to amenity of neighbouring occupiers in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011).