HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74956

DESCRIPTION	Single storey side and rear extension
ADDRESS	11 Beechcroft Close, Chandler's Ford, Eastleigh, SO53 2HU

SITE VISIT DATE	19/11/14
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 side and rear extension • It would extend at the rear of the flank wall by 4.5 metres in width, project 4.5 metres in depth and be 4.6 metres in height with a pitched roof
TOPOGRAPHY	• No noticeable changes in levels
TREES	• No tree will be affected
BOUNDARY TREATMENT	• There is fence as the boundary with number 10 and dense bushes with number 12
SITE CHARACTERISTICS	• The site contains a semi-detached bungalow at the end of the cul-de-sac • There is a single storey detached garage to the side adjacent to number 12's • At the front elevation there is parking sufficient for 4 vehicles • At the rear there is a small conservatory which abuts number 10 • To the west the garden is very big and overgrown
CHARACTER OF LOCALITY	• The immediate surrounding are contains predominately semi-detached bungalows

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	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 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

SPECIAL POLICY AREA

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

None received

COMMENT ON REPRESENTATIONS RECEIVED

None received

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 side and rear extension would be sited to side of the host dwelling and would jut out to the rear by 0.7 metres. The proposed extension is considered to be a proportionate addition which would respect the scale and mass of the host dwelling.

The single storey side and rear extension would not have an adverse impact to the character and appearance of the host dwelling or the surrounding streetscene 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, and Supplementary Planning Guidance : Quality Places (2011).

Residential Amenity

The proposed extension would be masked from view from number 10 owing to the existing conservatory of number 11 and that the proposed extension would be set away, owing to these site circumstances it is considered that there would be no undue harm to these occupiers.

The proposed extension would be set away from number 12 and masked from the host dwellings garage.

The single storey side and rear extension would not have an adverse impact to the private amenity of the 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, and Supplementary Planning Guidance : Quality Places (2011).

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 side and rear extension represents a suitably designed householder extension which would not have an adverse impact to the character and appearance of the host dwelling or the surrounding streetscene and would not have an adverse impact to the private amenity of the 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, and Supplementary Planning Guidance : Quality Places (2011).