REF. NO. F/16/78236

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Construction of a five bed detached dwelling following demolition of existing (revised design to application F/13/72024). 11 Lake Road, Chandler's Ford, Eastleigh, SO53 1EZ

SITE VISIT DATE – 20/04/2016 – No significant changes to site or immediate surroundings since original planning application

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Planning approval F/13/72024 was for extensions and alterations to the existing dwelling. However, following further investigations by the applicant it has been decided that to demolish and rebuild the dwelling would be more cost effective and would better overcome a number of constructional problems which extending the existing dwelling would have resulted in.
SITE AREA	Approx 685 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change at 15 dwellings per hectare.
TOPOGRAPHY	The site slopes gently up from Lake Road to the rear boundary.
TREES	There is a large Birch tree within the rear garden but this should not be affected by the proposed building works. There is also a pair of protected trees within a neighbouring garden to the rear of the site. These should not be affected by the building works to the dwelling but may be affected by the proposed new boundary wall. However, this wall does not require planning consent as it can be built under permitted development.
BOUNDARY TREATMENT	The front boundary is a low brick wall, with the side boundaries being marked by 1.8 metre fences and laurel hedging. The rear garden boundaries are marked by 1.8 metre timber fencing.
SITE CHARACTERISTICS	1930s bungalow on a large plot with an existing single and two storey rear extension. Garden to the front with driveway to the side leading to a detached garage at the side of the dwelling. To the rear is a private garden.
CHARACTER OF LOCALITY	The surrounding area is predominantly residential in nature with Lake Road being made up of large two storey dwellings on large plots fronting onto the Hiltingbury Lakes.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/13/72024	Extensions and alterations to create a two storey dwelling.	Approved Mar 2013
Z/17677/002/00	Single storey rear extension.	Approved Apr 1998
Z/17677/001/00	Two storey rear extension and erection of detached garage.	Approved Jul 1993
2583	Bungalow.	Approved 1937

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Hobbs – 36 Linden Grove	Object. Development would result in the loss of another bungalow in Chandler's Ford.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No comments received.
Sustainability Officer	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 Character 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

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 Area - Kingsway
Supplementary Planning Document: Residential Parking Standards
Supplementary Planning Document: Environmentally Sustainable Development

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."

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 and design, impact upon the residential amenity of neighbouring properties, as well as the street scene and Special Character Area, nature conservation and environmental sustainability.

COMMENT ON CONSULTATION RESPONSES

There are protected trees on site but these are to the rear boundary and should not be affected by building works provided suitable protective fencing is erected prior to works commencing and remaining in situ during the course of construction. A condition to this effect can eb added.

With regards to sustainability, again a condition requiring the new dwelling to meet the current sustainability requirements can be included.

COMMENT ON REPRESENTATIONS RECEIVED

While the concerns of this objector are noted there is nothing in planning policy terms, either locally or nationally, which prevents the principle of bungalows from being redeveloped into larger dwellings if all other considerations and policies are met.

PLANNING OBLIGATION/CONSIDERATIONS

As the proposal will not result in the net increase in dwelling units it is not considered that any planning obligations are required in this instance.

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 guidance. 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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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. Also of relevance of Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 which essentially reiterates the above requirements.

Also of relevance is the original permission in March 2013 which established the principle of enlarging the dwelling and which this current application essentially copies.

Layout & Design – This application copies almost every aspect of the 2013 approval – appearance, materials, overall height, footprint and layout – with the only change being to the height of the dwelling. However, the ridge height of that proposed would be no higher because it is intended to dig into the site lowering the ground floor level in order to give improved floor to ceiling heights, which was one of the issues extending the existing dwelling would have resulted in.

The replacement dwelling will result in a substantially larger building than the present bungalow and will be very different in appearance to the present property. The proposed front elevation will have a very traditional style with a double height projecting bay, traditional casement windows with stone effect window surrounds, timber detailing, and a traditional front door and garage door. In contrast the rear of the dwelling would have a much more contemporary appearance with large glazed areas, a projecting balcony with structural screens and a smooth rendered finish. The deep floor plan will result in a number of side windows being required by these are all high level slit type windows.

While there is no objection to the mix of traditional and contemporary styles, the front street elevation is the more successful of the two, the composition of the rear elevation appearing a little awkward. However, this is only a slight criticism and not a sufficient reason to object to the proposal or recommend refusal on design grounds.

With regards to parking, the required three off-road parking spaces will easily be accommodated on the site frontage.

Residential Amenity – While the replacement dwelling will be quite substantial and have a deep floor plan, it is unlikely to have any adverse or unacceptable impact upon the amenity of its immediate neighbours. This is mainly due to the size of the application site and the separation between the properties along Lake Road.

There will be no adverse loss of privacy, although there may be some additional overlooking of neighbouring gardens from first floor rear windows and the proposed balcony but not to an unacceptable extent. A condition requiring the balcony screen to be installed and retained is recommended.

While there will be some impact upon the outlook from the rear of No.9 Lake Road, it will be relatively minor and not sufficient to warrant a refusal of the application. In the same way there will also be some loss of light to the existing side windows of No.9 but these appear to serve a bathroom at first floor and WC at ground floor. This being the case, there will be no adverse impact upon light to this property.

Street Scene & Area Character – Although the proposed dwelling will result in a substantially larger property and be more prominent when viewed from the street, this does not raise any concerns. All of Lake Road other than the application site is made up of two storey houses, the application site being the one and only bungalow. Its proposed replacement with a full two storey dwelling will therefore make the proposal more compatible with the present character of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Lake Road.

The resulting appearance is also considered to be compatible with the general attractive character of Lake Road, and will be one of the more attractive dwellings along the street. Overall the proposal is considered to be acceptable and will help to enhance the Kingsway Special Policy of which it is a part and improve this important public frontage onto Hiltingbury Lakes.

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. A contribution is not therefore required to mitigate the increased recreational pressure resulting from the development.

Environmental Sustainability – The Council's 'Environmentally Sustainable Development' SPD requires all new dwellings to meet a minimum of code level 4 of the Code for Sustainable Homes together with a number of other mandatory requirements on water and energy conservation. However, the code has now been revoked with the intension that these requirements will be assessed by Building Regulations. Notwithstanding this, it is Council policy that any new dwellings must meet the equivalent of Code Level 4 with regards to water and energy conservation. This would be secured via a planning condition.

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.

CONCLUSIONS

Given that the proposed replacement dwelling is identical in all main respects and that the principle of a larger dwelling on this plot has already been established, it is considered that the application is acceptable and is therefore recommended for approval subject to conditions.