HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79673

DESCRIPTION	Single storey rear extension
ADDRESS	7 Meynell Close Eastleigh SO50 9DZ

SITE VISIT DATE	24/1/17
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 which will project 5 metres in depth, extend 7.1 metres in width and 3.1 metres in height
TOPOGRAPHY	• Reasonably flat and level
TREES	• NA
BOUNDARY TREATMENT	• Approximate two metre tall fence
SITE CHARACTERISTICS	• The application site contains a two storey semi-detached dwelling sited at the end of the cul-de-sac • The house is part rendered at first floor with a two storey projecting bay • The dwelling has been extended with a two storey side extension where there is a secondary door that provides access • At the front elevation there is off road parking for 2-3 vehicles • At the rear there is a single storey rear extension
CHARACTER OF LOCALITY	• The cul-de-sac features semi-detached dwellings of very similar style • A few have been extended to include two storey side extensions

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/16/79568	Single storey rear extension	Permission required 25/11/16
Z/32447/000/00	Two storey side extension	Granted 3/3/1992

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	

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)
Supplementary Planning Guidance: Eastleigh Character Area Appraisal (2008)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Eastleigh Character Area - 14
Victorian/Edwardian semi-detached at eastern end of Leigh Road. Strong strength of character

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

NA

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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 be a replace the existing single storey rear extension with a more robust and aesthetically pleasing structure. Overall the proposed single storey rear extension is considered to be of an appropriate scale and mass which would be respectful to the proportions of the host dwelling.

Residential Amenity

It is not considered there would be undue harm to the amenity of adjoining neighbours. While the structure will be larger, the boundary fencing will shield a large amount of the built form leaving the roof visible.

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

The single storey rear extension represents a suitably designed householder extensions, which would not result in undue harm to the host dwelling, streetscene or indeed to the amenity of neighbours. The proposal is 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).