HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75276

DESCRIPTION	Single storey rear extension following removal of existing conservatory
ADDRESS	1 Brownhill Gardens, Chandler's Ford, Eastleigh, SO53 2PR

SITE VISIT DATE	4/11/2014
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 • The single storey rear extension would project 9 metres in depth, extend 3.5 metres in width and would be 2.9 metres in height to the flat roof
TOPOGRAPHY	• The site slopes upwards at the front elevation
TREES	• No trees would be affected
BOUNDARY TREATMENT	• The boundary treatment consists of an approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling • The dwelling occupies a prominent corner plot at the start of the cul-de-sac • At the front elevation there is parking for three vehicles • There is an integral garage and a single storey front extension which sits forward of the main house • At the rear there is single storey rear extension adjacent to number 2 and a conservatory at the other side adjacent to highway
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar detached properties

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19951/001/00	Two storey side extension	Granted 13/1/1995
Z/19951/004/00	Erection of rear conservatory	Granted 24/2/1998
Z/19951/005/00	Erection of front porch permit	Granted 1/7/1999
Z/19951/007/00	Single storey rear extension	Granted 7/12/200

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

POLICY COMMENTARY

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 on the Character and Appearance

The application is proposing the demolition of the existing conservatory and replacing it with the single storey rear extension.

The design of the proposed single storey rear extension is considered to be contrived with little consideration given to the design, which is not helped by the proposed depth. However the fall back position is that the applicants could construct the single storey rear extension without express planning permission from the Council under the new householder permitted development rights, that were introduced in May 2013. Under this new rule, the applicants could potentially construct a single storey rear extension up to six metres in depth; this is therefore a material consideration.

Further to which the proposed single storey rear extension would not extend the entire width of the host dwelling, which should alleviate some concern with regards to the overall bulk of the proposed single storey rear extension.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The single storey rear extension is considered to be acceptable and does not have adverse harm to the character and appearance of the host dwelling or indeed the surrounding area, 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, Supplementary Planning Guidance : Quality Places (2011).

Residential Amenity

There are no immediate neighbours to the east of the application who would be affected by the proposal.

The proposed single storey rear extension would be sited away from the occupiers of number 3 by approximately 12 metres and most of the extension would be masked from view owing to the existing single storey rear extension. It is therefore considered that there would be no undue impact to the privacy and outlook to these occupiers.

The single storey rear extension would not have undue impact to the neighbouring occupiers in terms of loss of outlook or privacy, in accordance with saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 and the Quality of Places SPD (2009).

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 proposed single storey rear extension represents a suitably designed householder extension that would not unduly impact on the character and appearance of the host dwellinghouse and surrounding area, or on the amenities of occupiers of any neighbouring properties, in accordance with saved policy 59.BE Eastleigh Borough Local Plan Review (2001-2011), Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1 and the Quality of Places SPD (2009).