HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79993

DESCRIPTION	First floor rear extension, alterations to elevations including porch and dormer window and alterations to landscaping
ADDRESS	7 Chestnut Close Chandler's Ford Eastleigh SO53 3HH

SITE VISIT	Yes
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks permission for: • The first floor rear extension comprises a flat roof box dormer window stretching the length of the rear roof slope with two high level rear roof lights. • The proposal will replace the two front dormer windows with a single flat roof dormer and roof light to match the design of the rear dormer window. The properties window design will be updated. • The property will be remodelled with ground floor patio doors along the length of the rear elevation leading out onto a decked area. A walkway will be introduced around the front and south western side of the dwelling with stairs at the front leading up to the entrance and new planters.
TOPOGRAPHY	The land slopes downwards from the junction with Chestnut to the bottom of the close. The land also slopes gently downwards from front to rear.
TREES	None of significant amenity value
BOUNDARY TREATMENT	Predominantly high hedging with some panel fencing around rear garden.
SITE CHARACTERISTICS	White detached chalet bungalow with front and rear dormer windows set in a good sized plot.
CHARACTER OF LOCALITY	The property is positioned near the end of the cul-de-sac, which consists mainly of detached chalet bungalows in varying styles with some two storey house at the hammerhead.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), Saved Policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 Polices: 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 Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Within Summary Eastleigh Character Area – ELAC 37 consisting of 1960s to present day terraced/detached (multi-family)/detached development on multi-headed cul-de-sacs on the western edge of Eastleigh.

SPECIAL POLICY AREA

None

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	X	See below		

COMMENT ON CONSULTATION RESPONSES

Other …

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

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

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.

The development complies with the requirements of Policy 59.BE, in that:

- The proposal will remodel the existing chalet bungalow, with white render throughout, box dormer windows with chunky grey surrounds to the front and rear and simple rectangular windows. While it is a shame to lose the detailing on the existing property, the proposal is well balanced with complementary features and materials and is considered to create a striking and modern addition to the mixed Chestnut Close street scene. The development being further enhanced with the new landscaping.
- The building work is relatively modest consisting primarily of front and rear dormer windows, changes to the property's fenestration and new landscaping. The chalet bungalow is detached, set in from its boundaries behind good screening. As such the proposal is not considered to have an unacceptable impact on neighbouring dwellings (by way of a loss of light, outlook, overbearing impact or overlooking).
- Although the frontage is relatively tight there would be just about enough room for three on site car parking spaces (in line with the Council's Residential Parking Standards SPD). As such the proposal is not considered to result in the overdevelopment of the plot.
- The householder 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 even though it falls inside the designated zone of impact.

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

Recommend Permit