HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77601

DESCRIPTION	Single storey side & rear extension
ADDRESS	13 Coultas Road, Chandler's Ford, Eastleigh, SO53 5BA

SITE VISIT DATE	20/1/16
ARE PLANS ACCURATE?	
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 • The extension would project 8 metres in depth, extend 2.1 metres in depth towards the front and 3.9 metres in width at the rear, the height overall to the top of the lantern would be 4 metres
TOPOGRAPHY	• The bungalow sits high up on the road
TREES	• NA
BOUNDARY TREATMENT	• Approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The application site contains a generous sized detached bungalow which sits higher up than the road owing to the topography • There is a detached pitched roof garage which has a flat roof garage at the rear • There is off road parking for 2-3 vehicles • The rear garden is of a generous size • The bungalow has been extended
CHARACTER OF LOCALITY	• The immediate surrounding area contains a mix of large spacious bungalows and two storey

THE SITE AND ITS SURROUNDINGS

	dwellings which are set in generous plots • Coultas Road is very verdant with trees, hedges and good quality landscaping

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/13/72081	Loft conversion with the addition of one rear dormer	Granted 15/2/2013
Z/04414/005/00	Single storey extension and proposed new store	Granted 24/3/1977
EAB0524000000	The erection of extension to kitchen and erection of new conservatory	Granted 2/8/1966

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)
Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area - Kingsway
The application site forms the Kingsway character area of the Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Areas (2005). The SPD requires

development to ensure that sufficient garden depths are retained and that the designs of buildings including extensions are compatible with the character of adjacent properties.

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

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 only element of the extension which would be visible from the front elevation would be the lantern, thus there would be no undue harm to streetscene. The extension is considered to be of such a proportionate addition that would respect the scale and mass of the host dwelling and the majority of the built form is already in existence, that the proposal is acceptable.

The single storey side and rear extension would not result in undue harm to the host dwelling or streetscene. 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), Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005).

Residential Amenity

The extension would be sited and shielded from view from the occupiers of 13 so there would be no impact upon these neighbours.

The extension whilst being sited adjacent to number 15 would not have any demonstrable harm as most of the built form is already there and the element which would be visible would be the lantern.

The single storey side and rear extension would not result in undue harm 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), Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005).

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

CONCLUSION

The single storey side and rear extension would not result in undue harm to the host dwelling, streetscene or 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), Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005).