**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80165**

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|---|---|
| DESCRIPTION | Front porch and block paving to front garden area |
| ADDRESS | 2 Porteous Crescent Chandler's Ford Eastleigh SO53 2DH |

| | |
|---|---|
| SITE VISIT DATE | 12/4/2017 |
| ARE PLANS ACCURATE? | Sufficient to determine |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | • The application is proposing a front porch and paving of the front garden<br>• The porch will project 1.5 metres in depth, extend 3.2 metres in width and 3.6 metres in height |
| TOPOGRAPHY | • As approaching the dwelling from Constantine Avenue from the east there is a noticeable upward slope<br>• Upon entering this section of the road there a downward slope |
| TREES | • Na |
| BOUNDARY TREATMENT | • Open |
| SITE CHARACTERISTICS | • The application site contains a two storey end of terrace of the late 60's style<br>• The dwelling occupies a prominent corner plot on the junction of Porteous Crescent and Constantine Avenue<br>• At the first floor front elevation there white cladding, and a flat roof porch |
| CHARACTER OF LOCALITY | • The immediate surrounding contains very similar property styles |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None received | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| CFD | None received |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
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| Within Built-up Area Boundary<br>Within Established Residential Area |

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

**Eastleigh Borough Local Plan Review (2001-2011), saved policies 45.ES, 59.BE, 104.T**

**Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM5, DM24** (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: Residential Parking Standards (2009)

**CHARACTER APPRAISAL AREA**

NA

**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**

**COMMENT ON CONSULTATION RESPONSES**

| | | | | |
|---|---|---|---|---|
| None received | X | See below | | |
| Other … | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | | |
|---|---|---|---|---|---|
| | None received | X | See below | | |
| Other … | | | | | |

**PLANNING OBLIGATION/CONSIDERATIONS**

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|---|
| 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**

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 Quality Places SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene. Front porches are a common form of development within the locality and a number of the neighbours porches are of identical form and scale as the host dwellings. The neighbouring dwellings follow the same form in terms of simple 1960's dwellings with cladding at first floor and flat roof porches. The intention is to replace the porch with one which will have a pitched roof, thus resulting in a different form and paving the front garden with permeable block paving. During a recent site visit it was noted that number 12 have replaced their porch with a similar one as proposed by the application site and has resulted in a well designed and

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

proportionate addition, as well as undertaken works to pave the front garden, which again has visually improved the appearance of the dwelling from the front elevation.

Taking into account the similar works undertaken by the neighbour, the proposal is considered to be acceptable. The front porch and paving will lead to an attractive frontage thus having a positive impact upon the streetscene.

**Residential Amenity**

Owing to the nature of development there will be no undue harm to the amenity of neighbours.

**Highways and Drainage**

The front drive which is currently grassed will be replaced with block paving to provide for three off road parking spaces which will take pressure off the highway network and is welcomed. The permeable paving meets saved policy 45.ES requirements which states that 'development proposals must incorporate adequate measures for the disposal of surface water from the development'. For the avoidance of doubt a suitable condition will be attached to ensure the works are carried out in accordance.

**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 front porch and block paving to front garden area, represents a suitably designed householder extension which will 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 policies 45.ES, 59.BE, 104.T, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM5, DM24 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009).

**REF. NO. «AltRef»**