HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76311

DESCRIPTION	Single storey rear extension with adjoining raised terrace, addition of front porch, front and rear dormers and side facing velux windows.
ADDRESS	17 Craven Road, Chandler's Ford, Eastleigh, SO53 2HG

SITE VISIT DATE	15/06/2015
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the construction of a single storey rear extension with adjoining raised terrace, the addition of a front porch and the addition of front and rear dormers and side facing velux windows. The proposals would enable an internal reconfiguration of the property, allowing an additional bedroom with en suite to be situated in the roof space; the kitchen and bathroom to be moved to the left elevation, and the second bedroom currently occupying the left elevation to move adjacent to bedroom one at the front of the property where the lounge currently sits.The lounge will be lost, along with the current utility room in the rear elevation, but will be compensated for by a newly created dining room, snug and family room at the rear of the property which would be accessible from the kitchen. The addition of a bedroom with ensuite into the roof space would result in a flat roof dormer being added to the rear elevation incorporating two windows. The dormers sit parallel with the ridge of the exisiting roof. The single storey rear extension would replace a utility room which is currently 2.5 metres in depth, 3.5 metres in width and 2.5 metres in height; with a rear extension that would be 2.5 metres in height, 7.5 metres in width and 3.7 metres depth at its deepest on the right elevation, retreating to 2.9 metres on the left elevation to allow for a 1 metre gap for accessing the back garden between the end of the rear extension and the start of the existing garage (which is located at the end of the back garden as it adjoins the boundary of number 15 Craven Road) The rear extension would also be served by a raised tiled terraced area protruding outwards into the rear garden by 2.9 metres in depth and 5 metres in width (mirroring the deepest part of the rear extension on the right elevation) but then wrapping around the recess created where the rear extension reduces in width on its right elevation to maintain an access

THE SITE AND ITS SURROUNDINGS

	into the back garden between the extension and the existing garage. The internal room layout reconfiguration results in changes to the left elevation of the building, with opaque glazing proposed at a 2 metre height to serve the newly positioned ground floor bathroom; and two velux windows put in to serve the newly created bedroom and en suite in the roof space. At the front of the property a porch with a Gross External Area of 3 square metres is proposed. The proposed front elevation also incorporates a large flat roofed dormer with five windows to serve the newly created bedroom in the roof space. The dormer sits parallel with the ridge of the existing roof.
TOPOGRAPHY	The existing dwelling sits at the top end of a hill and its plot therefore sits in an elevated position. The front garden and drive way slope steeply down towards the side access path to the garage and back garden. The existing dwelling sits in a raised position overlooking the back garden which can be dropped down to via concrete steps. The back garden then slopes gently down towards the bottom of the garden where there is a steep drop down to the bottom of the 1.8 m timber fenced boundary which partitions the rear garden from the adjoining rear garden of Number 1 Clanfield Close. Number 1 Clanfield Close sits square on to the existing dwelling, and because of the topography of the land and the elevated position of 17 Craven Road and its small garden, appears in very close proximity to the application dwelling when looking at it from the back of the property.
TREES	No trees will be affected by the proposed development.
BOUNDARY TREATMENT	The property's rear garden is enclosed by a mixture of closeboard fencing, hedging and a brick wall.
SITE CHARACTERISTICS	The application property is a single storey semi-detached bungalow set within a small plot. The property has a small rear garden which boasts a stand alone garage at the back left hand corner. The front of the property has a small downward sloping front garden and access to the back garden and garage is via a concrete access strip running alongside the left hand elevation of the property between the host house and the neighbouring Number 15 Craven Road. The roof of the property does not currently have a dormer of velux windows.
CHARACTER OF LOCALITY	The site is within an established residential road which slopes upwards from Bodycoats Road. The area is predominantly dominated by pairs of semi-detached single story bungalows, the majority of which have original and undeveloped roof spaces. Behind the properties, on the left side of Craven Road as you travel up the hill from Bodycoates Road, lie a

THE SITE AND ITS SURROUNDINGS

	number of large detached properties on Clanfield Close. Due to the elevated position of some of the properties at the top of Craven Road, the distance between the bungalows and the detached houses on Clanfield Close reduces. This leads to reducing levels of privacy between windows as site lines to windows and rear gardens become closer.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None	N/A	N/A

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	N/A

CONSULTATION RESPONSES

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

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Built Up 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, (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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

The site does not fall within a Character Area

CHARACTER APPRAISAL AREA

The site does not fall within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework (NPPF):

Of particular relevance to this application is paragraph 17 of the NPPF which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as Section 7: *Requiring good design*, which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; and that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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

Planning obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

Legislative and Policy 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."

Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

ASSESSMENT OF PROPOSAL

Material considerations when determining the proposed development:

The principle of development on this site
The application site lies within the Urban Edge and within an Established Residential Area where the principle of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable.

The proposal's impact on the street scene and character of the area
The proposed rear extension and raised terrace development is isolated to the rear of the property where it will not be visible from the street. It will therefore have little impact on the street scene. Other single storey rear extensions are also found in the immediate residential area and are not out of keeping with the character of the area.

The addition of a 3 metre squared front porch whilst visible from the street is not untypical on single storey bungalows in established residential areas and will not detrimentally impact on the street scene or character of the area. The size of the porch is also Permitted Development.

The addition of dormers to the front and rear of the property will have a big impact upon the street scene where the majority of the pairs of single storey bungalows have original and undeveloped roofs. The addition of a large dormer to the front of the property with five windows, as well as a smaller dormer to the rear with two windows, will create a more imposing view of the property from the street and surrounding streets. However, the principle of this scale of development in this residential area is not unacceptable and there are a few other examples of front and rear facing dormers along Craven Road which are already in situ.

The addition of velux windows to the left elevation of the property will have some impact on the street scene, but is largely isolated from the street and will not negatively impact upon the streetscene or the character of the area.

The proposed development's impact on the street and the character of the area is noted, but is not considered to be a justifiable reason for refusal given that this type of extension to the bungalow is not atypical to this type of dwelling and in this immediate area.

The proposal's impact on the layout and design of the site and the host building
The proposed development represents a significant addition to the host building which sits on a small plot. However, the addition of a single storey rear extension to the bungalow to replace and extend the existing utility room is a sympathetic addition to the design of the property and allows a sensible reconfiguration of the living space within it. The addition of rear and front facing dormers and side velux windows to allow extra accommodation in the roof space is not out of keeping with other properties within this established residential area. Whilst the front and rear facing dormers extend upto the ridge of the roof to give an particularly boxed impression to the development; given other examples of similar design and scale of development on similarly sized host properties, it is not considered that these design issues in themselves represent a justifiable reason for refusing the proposed development. As such the design and materials are considered to be sympathetic to the existing dwelling.

The proposal's impact on parking and the highway
The property sits on a small plot but has a front garden with space for one car as well as a side access strip where a second car can be parked in addition to the garage which the access strip leads to. It is considered that there will be minimum impact on parking or the highways and that there are no related grounds to justify refusing the development.

ASSESSMENT OF PROPOSAL

The proposal's impact on the site of the plot which the host dwelling sits within
The proposed development is not considered to represent an overdevelopment of the plot. The site, in keeping with other plots in the area, will continue to maintain a usable garden space despite the incursion of the single storey rear extension and terrace.

The impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings

Due to the orientation of the proposed single storey rear extension in relation to the immediately neighbouring 15 Craven Road, 19 Craven Road and 1 Clanfield Close, there will be minimal impact on sunlight to these dwellings. The houses are of sufficient distance from the proposed development for the level of daylight to the buildings to be relatively unaffected. The proposal is consequently not considered to have an unacceptable impact on any adjoining residential properties by way of loss of light or outlook.

The side facing velux windows are not considered to be overbearing on number 15 Craven Road and do not provide a view into any of the property's windows. The bathroom window in the side elevation is proposed to be obscure glazed and, being placed at a 2m height, is also of sufficient height to reduce any concerns relating to privacy.

The front porch is also considered to have minimal impact on number 19 Craven Road and does not extend out beyond its own frontage. It also does not provide any direct views into any of the windows of the property.

The main impact that these proposals will have is through the insertion of dormer windows in the rear of the property; and also the raised terrace in the back garden. The impact of these two developments will impact upon the privacy and residential amenity of current and future occupiers of Number 1 Clanfield Close and the application dwelling.

Owing to the application dwelling being located at the top of the incline on Craven Road, the bungalow presents itself in an elevated position above its own back garden, and even more predominantly above that of the of Number 1 Clanfield Close and its windows to habitable rooms. The orientation of 1 Clanfield Close, being square on to 15 and 17 Craven Road, instead of being further away in distance and in a diagonal and less prominent orientation, is very atypical to the relationship between other bungalows on Craven Road which back onto larger detached properties in Clanfield Close.

The proposed dormer windows to the rear elevation of the application dwelling, because of the orientation and topography of both 1 Clanfield Close and that of the application site, is considered to result in the application being overbearing on the back garden of 1 Clanfield Close and its windows to rooms on both floors. It will also negatively affect the privacy of the occupants of the proposed new bedroom in the roof of 17 Craven Road, which will be in too closer proximity to the adjacent windows at first floor level at 1 Clanfield Close.

The orientation and topography of 1 Clanfield Close and 17 Craven Road also means that the raised rear terrace proposed, which would extend to within 5 metres of the properties' rear boundaries, will have a significant impact on the residential amenity of the occupants of 1 Clanfield Close, their enjoyment of their back garden and their privacy to ground floor and upper floor windows.

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

Overall, following the reasons outlined in the above report, the application is considered not to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance and national planning policy.

It is therefore recommended that planning permission for this development be refused.