HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78379

DESCRIPTION	Front porch, replacement windows & garage door & addition of timber cladding to front
ADDRESS	Four Seasons Beech Road Chandler's Ford Eastleigh SO53 1LR

SITE VISIT DATE	9/6/16
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 front porch, replacement windows & garage door & addition of timber cladding to front • The front porch will project 3.3 metres in depth, 2.7 metres in width and 4 metres in height • The windows are to be replaced with aluminium framed glazing • The garage door is to be replaced with an aluminium door
TOPOGRAPHY	• Reasonably flat and level
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Mix of fence, trees and hedges
SITE CHARACTERISTICS	• The application site contains a two storey detached house which has been considerably extended • The dwelling has a large gable end two storey front extension which juts out the front with an integral garage • The first floor has decorative tile hanging and buff coloured brick • There is a large gravel drive with dense hedge and shrubs • There is open porch with a large canopy

THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	• The immediate surrounding area contains large detached dwellings many of which have been extended • Beech Road has a very green feel owing to the large trees and hedging amongst the houses • Off road parking is prevalent

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/09/65564	Single storey rear extension following demolition of existing conservatory	Granted 14/9/2009
Z/11073/005/00	Two storey front extension and single storey front porch	Granted 18/10/2000
Z/11073/004/00	Two storey side extension, porch to front and conservatory to rear	Granted 20/3/2000

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area 400m river buffer SAC, SPA, Ramsar 7000 metres

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

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

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

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

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 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**.**

There is no concern with any element of the proposals. The design of the house is rather simple in comparison to neighbouring properties and the changes to the windows and garage door will tie in well with the style and appearance of the house.

The existing canopy is traditional in its appearance and would benefit from being replaced. The proposed front porch would create an attractive visual element and would be proportionate addition and thus acceptable.

The proposed cladding is acceptable and would again create an attractive visual element and tie in well to the alterations to the elevation.

Residential Amenity

Owing to the nature of the proposal there would be no undue harm to the amenity of neighbours.

Nature Conservation

The 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 though it falls inside the designated zone of impact owing to the scale of the development.

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, replacement windows & garage door & addition of timber cladding to front, represents a suitably designed householder extension and would not have undue harm to the host dwelling, street or indeed to the amenity of neighbouring occupiers. 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, policies DM1, (the Submitted Local Plan, Supplementary Planning Guidance: Quality Places (2011).