HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75232

DESCRIPTION	Alterations, extensions and raising of roof to create a two storey dwelling with front and rear dormer windows and rear balcony
ADDRESS	17 Coultas Road Chandler's Ford Eastleigh SO53 5BA

SITE VISIT DATE	22/09/2014, 24/11/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Raising of ridge by 0.4m, extending across the single storey garage at first floor and the small two storey extension in front of the garage. Alterations to the roof form to create a half-hip with two pitched roof front dormer windows which flank a full-height gable projection with feature glazing, providing additional accommodation at first floor. Long box roof dormer, approx. 10m, is inserted into the rear roof elevation, with gable projection to the east, extending approx. 4.4m from the existing ridge. A pitched roof replaces part of the existing shallow pitched roof on the single storey rear projection, on the side closest to the boundary with no. 15, with a balcony proposed to the west of this roof.
TOPOGRAPHY	Steep rise up to bungalow from Coultas Road
TREES	Groups and individual protected trees within the frontage and to the rear.
BOUNDARY TREATMENT	2m high hedging and fencing
SITE CHARACTERISTICS	Detached bungalow with side garage/ extension set in a mature, spacious plot. The bungalow has a single storey flat roof side extension that is being removed.
CHARACTER OF LOCALITY	Mixed residential area, consisting of various style single and two storey detached properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/04705/00B/00	Additional bedroom and shower room	25/02/1976, permit
Z/04705/00C/00	Ground floor rear extension and garage	31/07/1978, permit
Z/04705/001/00	Construction of pitched roof and dormer at rear to form	29/12/1980, permit

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	bedroom with rear addition to games room to form 'Granny Annexe'	
F/09/65746	Single storey side extension, raising and alterations to the roof to provide additional first floor accommodation including 3 No. front and 3 No. rear dormer windows and removal of existing flat roof side extension.	19/10/2009, permit

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
52 Nichol Rd	I support this proposed extension in Coultas Road. The area of Hiltingbury is at present undergoing huge development regeneration with the erection of some houses having been granted planning permission for 5 and 6 bedroom homes in nearby roads. With no defined architectural style in Coultas Road, and only a few houses remaining as they were first built - many have been extended and updated. This modern design can only improve the road and the area, while hopefully raising the standard of design in the whole of Hiltingbury. The proposed extension will create an exciting modern family home which will complement and upgrade this property and Coultas Road and help encourage rejuvenation in the Parish.
15 Coultas Rd	**Front elevation** We feel that the front elevation of the property, with it's extensive glazed areas is out of scale and not in keeping with the other houses in the road. **East side elevation** The pitched tiled roofs of garage and house will become a vertical wall causing:- - loss of light and view from no. 15 master bedroom window. - shading of no. 15 patio in late afternoon and evening. **East side access** The new east wall will be about eighteen inches away from the east boundary line of no. 17 plot. This will make provision of soakaways and access to gutters and pipework on the east side of the building difficult. The application does not address these problems. **Materials** The elevation plans show that the walls will be rendered. Section 11 of the application states that the existing walls are brick and the proposed walls are brick. Which is correct?

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
CRT	I can confirm that I have no concerns regarding the rear of the development but there is an oak tree to the front that is afforded tree preservation order protection. Protective fencing will be required as per BS5837:2012 Trees is relation to construction.

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 policies 59.BE, 104.T

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: policies DM1, DM24

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area (Kingsway)

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

The National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people, (para. 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para. 58).

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		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

Other …Impact on street scene and residential amenity is assessed below. The provision of soakaways is a matter to be considered as part of Building Regulations and does not form part of this application. The maintenance of the property is not a material planning consideration.

The application forms states that the proposed works would be built in brick. There is no reference on the submitted plans that render is proposed. Should permission be granted, a condition can be imposed to require the proposed extensions/alterations to match the existing building materials. (It should be noted that this would not prevent the existing building from being rendered, with the proposed extensions being rendered to match.)

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

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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

Principle:

The development site is located within the built urban edge, in an established residential area. The general principle of development is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with the relevant local planning policies and guidance.

In this case, the relevant saved local plan policies are 59.BE and 104.T. Policy 59.BE 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. Policy 104.T requires adequate off-highway parking provision for the development.

Also relevant to this application, is the Chandler's Ford and Hiltingbury Character Areas SPD, of which this application falls within Kingsway.

The guidance contained within this area states that proposals should ensure that:

• 'sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots

• No healthy mature trees would be felled or likely to be damaged

• The design of any new building work, including extensions, is compatible with the character of

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adjacent good quality properties and fits well into the overall street-scene.'

In addition, an earlier planning application (F/09/65746) for extensions and alterations to create a larger dwelling was approved in 2009 under delegated powers. This permission has since expired.

Design and Character:

The proposed development significantly increases the size of the existing property and introduces new features such as contemporary gable and box dormers and a central glazed gable. While dormer windows are a common feature of the locality, the use of fenestration in this way is not. However, the street scene, architectural style and dwelling form along this road are varied and it is apparent that the character of the area is evolving. There are a number of sizeable, two storey dwellings in the vicinity and alterations have been carried out to various properties to increase their size or provide first floor accommodation. The overall increase in size is not disproportionate to other properties in the vicinity, particularly as this dwelling sits between a two storey dwelling and a chalet bungalow of differing architectural styles. As such, it is considered the proposed scheme would not have a detrimental impact on the character of the area or the host property.

Residential Amenity:

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. There are no side facing windows at ground floor in the west elevation of no. 15 to be impacted by the gable projection at first floor and the distance between the two properties is sufficient to avoid a detrimental loss of light to the rear elevation as a result of the increased height of the extension to the rear. This is confirmed using the guidance contained within the Quality Places SPD.

Whilst there is the potential for some increased overshadowing of the garden space close to the rear of no. 15 through the addition of the rear gable, there is already a structure close to the boundary (the garage extension) and a boundary hedge which will partially overshadow this space and a substantial amount of the garden will remain useable. The gable roof slopes away from no. 15 which reduces the potential for overshadowing. On balance, it is considered the potential for increased overshadowing is not considered sufficient to warrant a reason for refusal.

The loss of a view is not a material planning consideration.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

There is the potential for overlooking onto no. 19 due to the addition of a large balcony to the rear. However, it is considered this can be addressed through the use of a condition requiring a privacy screen to be erected and retained. No objection has been received from the residents at no. 19.

Trees:

The Council's Tree Services Manager has confirmed there is no objection on arboricultural grounds. A condition requiring the provision of tree protective fencing for the Oak tree at the front of the property will be imposed to protect the tree during the construction phase.

Parking:

The number of bedrooms will increase from 3 to 4 bedrooms, as a result of the development. There is sufficient space on the frontage to accommodate the increased parking requirements, in accordance with the Residential Parking Standards SPD. A condition can be imposed to require provision of these parking spaces.

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

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development as it falls outside the designated zone of impact.

The development complies with the requirements of Policy 59.BE.

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

On balance, the scheme is considered to comply with the relevant Local Plan policies, consistent with the NPPF. As such, this application is recommended for permission, subject to conditions.