HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78569

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

SITE VISIT DATE	04/08/16
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 proposes a single storey extension to the rear of the dwelling. The proposed extension would have a pitched roof and a mezzanine floor would be created within the roof.
TOPOGRAPHY	The dwelling is elevated from the road
TREES	None that would be affected by the proposed development
BOUNDARY TREATMENT	Close boarded fencing on side boundaries
SITE CHARACTERISTICS	The application site consists of a detached bungalow which is elevated from the road. There is space at the front of the site for parking and a large garden to the rear of the site.
CHARACTER OF LOCALITY	The immediate surrounding area contains a max of large spacious bungalows and two storey 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
F/15/77601	Single storey side and rear extension	Permit 03/02/2016
Z/04414/005/00	Single storey extension and proposed new store	Permit 24/03/1977

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	Having visited the property I can confirm that I do not have any arboricultural concerns, therefore raise no objection. The oak tree in the rear of the adjacent garden will not be affected by the proposed development.

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

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
Policy DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Kingsway

- 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 or mature trees would be felled or likely to be damaged
- the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

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Paragraph 64 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		See below	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	See below		
Other …					

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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, design and impact on the character of the area

The application proposes a single storey extension to the rear of the dwelling, a mezzanine floor is to be created in the roof of the extension and roof lights are proposed in the side roof elevations. A single storey extension to the west of the dwelling has been approved under application F/15/77601 but has not been implemented. This permission is extant and the extension is shown on the submitted plans.

The proposed extension would be relatively long with an overall depth of 7.9m excluding the overhang of the roof. It is considered that due to the single storey nature of the proposed extension and its integration into the existing dwelling it would not result in a disproportionate addition to the existing dwelling. The proposed extension would replicate the existing element at the rear of the property and the proposed extension is considered to be in keeping with the existing dwelling.

The proposed extension would not be visible from the street, however, due to the acceptable form and design of the proposed extension it is not considered to cause material harm to the wider character of the area or the Kingsway character area in accordance with policy 59.BE of the Local

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Plan.

It is considered that the proposed extension in combination with the currently extant permission is acceptable and would not impact on the character of the existing dwelling.

Impact on residential amenity

The neighbouring property 11 Coultas Road is set at a lower level to the application site and the proposed extension would extend beyond the rear of the neighbouring property. The proposed extension would maintain a separation distance of 2m to the boundary with the neighbouring property and the roof would fully hip away from the boundary. It is therefore considered that due to the design of the proposed extension and the separation to the boundary the proposal would not cause material harm to the amenities of the neighbouring property.

New windows are proposed in the ground floor elevation and roof lights are proposed in the side elevation. The ground floor windows and roof lights on the east elevation are shown as obscurely glazed. It is considered that due to the changes in levels it is reasonable to condition that these windows are obscurely glazed to prevent overlooking to the neighbouring property.

The roof light on the west elevation would be positioned at a high level and therefore not result in material overlooking to the neighbouring property no.15.

The proposal is considered to preserve the amenities of the neighbouring properties and therefore the proposal complies within policy 59.BE of the Local Plan.

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 proposal is considered to be acceptable.