HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78618

DESCRIPTION	Two storey rear extension with front and rear dormers, single storey side extension, porch and woodburner flue
ADDRESS	4 Chestnut Close Chandler's Ford Eastleigh SO53 3HH

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal is to extend the existing chalet bungalow comprising: • Two storey rear extension with pitched roofline and 8.5m long flat roof dormer window at rear. The extension measures 9.8m(w) by 5.8m(d) by 6.5m(h). • Three pitched roof dormer windows evenly spaced on front elevation each measuring 2.2m(w) by 2.9m(d) by 2.6m(h). • Central front porch also with a pitched roof measuring 3.1m(w) by 2.7m(d) by 3.7m(h). • Replacement single storey extension on the 1.8m(w) by 4.2m(d) by 3.5m(h).
TOPOGRAPHY	There is a steep rise from the pavement up to the dwelling and then the ground levels out. There is also a rise up towards the junction with Chestnut Avenue.
TREES	Only small trees and bushes within the site.
BOUNDARY TREATMENT	Low wall at front. High fencing, wall and hedging around rear garden.
SITE CHARACTERISTICS	Detached chalet bungalow with detached garage at side set in a large plot.
CHARACTER OF LOCALITY	Residential area, mixture of detached bungalows and chalet properties of varying styles many of which have been extended. This includes the adjoining chalet bungalow which has had two storey rear and side extensions (3 Chestnut Avenue – F/12/71533).

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Transport & Engineering	No objection The property size increases to 4-bed under the developer proposals, which will require a minimum of 3 on-site vehicle parking spaces in accordance to the EBC Parking Standards. These spaces can be accommodated on the existing driveway and side car port, with the existing garage to be retained for storage.
Chandler's Ford Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening 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: DM1 (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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not within Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

None

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		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		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."

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.

Character and Appearance

The design of the chalet house is well balanced with complementary features and the large two storey extension is mostly hidden at the rear of the property. Although the proposal will result in a much larger dwelling, the property is situated within a large plot that is easy able to accommodate the extended chalet house. Furthermore, the enlarged property will be of a comparable size to the extended chalet house next door and will comfortably fit into the mixed Chestnut Avenue Street scene.

Residential Amenity

The proposal will retain a large space between the dwelling and the neighbouring chalet houses so as not to unacceptably impact their outlook or daylight. The site has good boundary screening and there are no first floor primary windows on the side elevations. As such the proposal is not considered to result in a material loss of privacy from the neighbouring dwellings.

Car Parking

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Three car parking spaces can be accommodated on the existing driveway and side car port, with the existing garage to be retained for storage. As such the proposal complies with residential parking standards SPD and no objection has been raised by the Council's Transportation Team.

Nature conservation
The proposal is for a householder development and as such 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 even though it falls inside the designated zone of impact.

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

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

Recommend Permit