HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80016

DESCRIPTION	Single storey side extension to join dwelling to existing garage and conversion of garage into habitable accommodation
ADDRESS	8 Doric Close Chandler's Ford Eastleigh SO53 2PF

SITE VISIT DATE	12/4/2017
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 single storey side extension to link the dwelling to the garage and convert the garage into habitable accommodation • The extension will be of an infill nature at an angle, at the front it will extend 1.7 metres in width overall and 5.4 metres at the rear. It will project 5.5 metres in depth and 2.9 metres in height
TOPOGRAPHY	• Reasonably flat and level
TREES	• None will be affected
BOUNDARY TREATMENT	• Approximate 1.8 metre tall fence and wall
SITE CHARACTERISTICS	• The application site contains an end of terrace two storey dwelling occupying a corner plot in the cul-de-sac • The ground floor front elevation has a large bay window with Georgian style front door • At the side there is a single storey garage which is attached to number 7's • At the rear there is a single storey rear extension
CHARACTER OF LOCALITY	• The houses on Doric Close follow the same design principles and form

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
U/16/79719	Lawful development certificate for proposed use: Conversion of detached garage into habitable accommodation	Granted 1/2/2017

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
3 Doric Close	Concern about parking, during and after the build. Storage of materials and resultant mess

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received
ENG	No objection, There are however concerns in regard to the reaching of the bin store which is located to the rear, and will require movement through the kitchen area to allow for collection. As such it is likely that bins will eventually end up being stored at the front. However plans submitted demonstrating parking as part of application U/16/79719 appear to show adequate space for this. Cycle parking in rear sheds would also be affected. As such, it is suggested that plans are updated to show ramps to the two doors that provide access through the extension proposed, to both ease and encourage movement accordingly.

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, policies DM1, DM24 (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'

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

Supplementary Planning Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)
Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Areas (2005)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area Chandler's Ford and Hiltingbury Character Area - (Area 7: Scantabout and Peverells Wood)

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

Noted. It is not necessary to request plans showing ramps, while the placement of bins to the front elevation would not be ideal a number of neighbours who are in terraced properties have bins placed at the front as there is no side access. Therefore it would be onerous to make a request in this instance.

COMMENT ON REPRESENTATIONS RECEIVED

it is not known why skips and building materials would be stored opposite the site, there is off road provision for the storage of materials and if it is kept on the road then a highways licence is required which is not dealt with by planning. Unfortunately building works do cause disruptions and this is to be expected.

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

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 application site is contained within the Chandler's Ford and Hiltingbury Character Areas Supplementary Planning Document, where the document requires proposals to ensure that the;

- the style and design of any new building work, including extensions, is compatible with the character of good quality adjacent properties

- 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.

A lawful development certificate has been granted for the conversion and use of the garage for habitable accommodation. Therefore the only element of the proposal under consideration is the single storey side extension. The extension will be of an infill nature to link the host dwelling to the garage, as the existing garage sits at an angle the extension will be of a triangular shape and barely noticeable from the street. Overall there is no concern with the proposal, it is considered to be of proportionate scale and mass in relation to the host dwelling.

Residential Amenity

The extension will be shielded from view owing to its siting and therefore the extension will have little impact upon the amenity of neighbours.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Parking

The Residential Parking Standards SPD requires three off road parking spaces to be provided for a four bed dwelling. As the garage has been granted a lawful development certificate it is not possible to refuse the application on this grounds therefore the existing provision of two is acceptable.

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 single storey side extension to join dwelling to existing garage and conversion of garage into habitable accommodation, represents a suitably designed householder extension which will not result in undue harm to the host dwelling streetscene or indeed to the amenity of neighbours. The proposal is in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 104.T, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009), Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Areas (2005).