HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79405

DESCRIPTION	Single storey front extension to include porch and conversion of garage into habitable accommodation, single storey & two storey side extension & single storey rear extension (Amended description)
ADDRESS	88 Ashdown Road Chandler's Ford Eastleigh SO53 5QG

SITE VISIT DATE	8/12/16
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 single storey front extension to include a porch and conversion of garage into habitable accommodation, single storey side extension, two storey side extension and single storey rear extension • The single storey front extension will extend 6.2 metres in width, 3.5 metres in height and project 1.6 metres in depth • The single storey side extension will extend 4 metres in width, project 5.5 metres in depth and 3.5 metres in height • The two storey side extension will extend 1.2 metres in width, project 4.2 metres in depth and 3.5 metres in height • The single storey rear extension will extend 10.6 metres in width, project 1.6 metres in depth and 3.5 metres in height
TOPOGRAPHY	• There is an upward slope on approaching the house, as well as an incline to the western part of Ashdown Road • There are changes in site level in the rear garden, where the grassed area slopes upwards, as do the neighbours
TREES	• None will be affected

THE SITE AND ITS SURROUNDINGS

BOUNDARY TREATMENT	• Fencing
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling set in a spacious plot with an integrated garage • At the front elevation the first floor is tile hung with a bay window at ground floor and an open porch with a canopy extending across the garage • There is off road parking for three vehicles
CHARACTER OF LOCALITY	• The immediate surrounding area contains clusters of similar styles of properties, mainly of a detached nature • Tile hanging is a common feature, off road parking is prevalent

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received

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 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)
Supplementary Planning Guidance: Residential Parking Standards (2009)

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

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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

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 states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside, and that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene. When the proportions are right, none of the elements appear out of synch with the others. The SPD also requires two storey side extensions to be setback, this allows for the main dwellinghouse to be dominant, and it avoids a 'terracing effect'.

Single storey front extensions are not an overly common form of development on Ashdown Road, though there are examples and number 90 have a large pitched roof front extension which is considered to be a rather dominant addition. The front extension as proposed is considered to be a respectful addition which would not result in undue harm to the streetscene.

The proposed single storey side extension will have limited views owing to its siting and would be a proportionate addition. The proposed two storey side extension would be set back by over five metres from the front elevation. In this instance the two storey side extension is of such small scale and mass, it could be considered as de-minimis. There is no concern that it would result in undue harm to the host dwelling or the streetscene, and therefore this element is acceptable.

The proposed single storey rear extension is proposed to extend the entire width of the host dwelling, which in addition to the proposed two storey side extension could result in an overly dominant addition. However, the proposed two storey side extension is rather small and the depth of the proposed single storey rear extension would only be 1.6 metres. Thus the small

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DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

projection will be more than adequately balance and mitigate any perceived harm to the resultant scale and mass.

Overall though a number of additions are proposed, the proportions are such that individually they are of an appropriate scale and mass, and collectively they will work well to result to form a balanced and proportionate extension.

Residential Amenity

No undue harm will arise from the front extension element to neighbours. The single and two storey side extensions will be shielded from view to the occupiers of number 86, the only element which would be visible would be the proposed single storey rear extension. It is not considered there would be any harm to these occupiers amenity because of the size of the extension. The proposed single storey side, two storey side extension and single storey rear extension will be sited adjacent to number 90. The overall mass of these elements would not be such that they would not have demonstrable harm to the outlook or privacy of these occupiers. Further to which this occupier sits much higher up, and after development would be sited further to the rear still, thus the neighbours would have glimpsed views 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

Single storey front extension to include porch and conversion of garage into habitable accommodation, single storey & two storey side extension & single storey rear extension, represents a suitably designed householder which would 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 policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, Supplementary Planning Guidance: Quality Places (2011).

REF. NO. «AltRef»