HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75514

DESCRIPTION	Single storey side and rear extension and a single storey front and side extension
ADDRESS	52 Thornbury Wood, Chandler's Ford, Eastleigh, SO53 5DQ

SITE VISIT DATE	14/1/2015
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 and rear extension and a single storey front and side extension • The single storey side and rear extension would be set back 5.4 metres from the front elevation, and extend 3 metres in depth overall. It would project 7.5 metres in depth and be 3.5 metres in height • The single storey front extension would be 6.5 metres in width at the front elevation. It would project 5.6 metres at the side elevation and 2 metres in depth at the front elevation. It would attach to the existing garage, and would be 4 metres in height overall
TOPOGRAPHY	• Gentle incline on approaching dwelling from the front.
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Boundary treatment consists of an approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The site contains a two storey detached dwelling, typical in style of 80's housing estates • At the front elevation there is canopy which attaches to the single storey garage at the side • There is a reasonable sized soft landscaped garden at the front elevation, with parking sufficient for six vehicles • The rear garden is well landscaped with hard landscaping to the side

THE SITE AND ITS SURROUNDINGS

	• There is a small detached garage which sits where the proposed side extension is to be located
CHARACTER OF LOCALITY	• The immediate surrounding area contains similar style of dwellings

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
ENV	No objection, the applicant should include details of proposed finished floor levels that should be no lower than existing floor levels and provide details of proposed flood proofing measures to be incorporated into the design. All precautions must be taken to avoid discharges and spills to the ground both during and after construction.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within flood zone 2 and 3

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 43.ES, 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM4 (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 Guidance : Quality Places (2011)

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

These will be addressed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

None received.

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 on the Character and Appearance of the Area

The Quality of Places SPD states that the design and appearance of the front of houses are important aspects in defining the character of residential areas. Only modest front extensions, which are in keeping with the character of the existing house, will be allowed.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

A common characteristic of the dwellings on Thornbury Wood is that the majority of them have single storey garages which jut out significantly from the front elevation of the dwellings, and they also appear to be un-extended at the front elevation. Front extensions as the one proposed are not a common feature in the streetscene, and as such can have an adverse impact to the character and appearance of the streetscene.

The host dwellings garage and canopy projects two metres beyond the front elevation, the proposed front extension would in effect create an infill extension, albeit with a pitched roof. There would be no additional volume created, as already said the extension would be simply infilling the existing canopy and therefore it is considered that the front element would retain the proportions of the host dwelling.

The proposed single storey side element would also create an infill extension that would form a link from the host dwelling to the existing garage. This element would not be visible from the streetscene and would lead to a small and proportionate extension.

The proposed single storey side and rear extension would be set back from the front elevation and again is considered acceptable. The majority of this element of the proposal would not be visible owing to its siting, and would thus not result in undue harm to the streetscene. Further to which the rooflines which would be visible at the front elevation would achieve a form of symmetry, thus not appearing at odds from the streetscene

Residential Amenity

The majority of the proposal would be sited away from the occupiers of number 60, and shielded from view, these site circumstances are considered to be more than sufficient to ensure there would be no undue harm to the residential amenity of these neighbouring occupiers.

The proposed single storey front and side extension would be sited away from the occupiers of number 54, it is therefore considered that there would be no undue harm to the residential amenity of the neighbouring occupiers.

The proposed single storey side and rear extension would be sited adjacent to number 54. During a recent site visit no windows were observed on the flank wall the ground floor of number 54, though there is a door which appears to serve the garage. Number 54 is splayed away from the host dwelling and has a staggered building line. The proposed side and rear extension would not project further in depth, thus would not result in any undue harm to the outlook or privacy of these occupiers.

Flood Risk

The host dwelling falls within a flood risk 2 and 3 designation. The Environment Agency has raised no objection, and has requested that the applicant to include details of proposed finished floor levels that should be no lower than existing floor levels and provide details of proposed flood proofing measures to be incorporated into the design.

Further to which all precautions must be taken to avoid discharges and spills to the ground both during and after construction.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

A condition will be attached to require the development to be carried out with the flood proofing summary which was submitted with the application. A note to applicant will be attached regarding the precaution requirements to be taken during construction.

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

The single storey side and rear extension and a single storey front and side extension, represents a suitably designed householder extension which would not result in any undue harm to the character and appearance of the host dwelling or the streetscene, or to the residential amenity of neighbouring occupiers. Furthermore the development would adequately mitigate potential flooding in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policies 43.ES, 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM4 (the Submitted Local Plan, Supplementary Planning Guidance : Quality Places (2011).