HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75044

DESCRIPTION	First floor side to rear extension and rear dormer to provide room in roof and single storey rear extension
ADDRESS	15 Cumberland Avenue, Chandler's Ford, Eastleigh, SO53 2JX

SITE VISIT DATE	18/9/2014
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 first floor extension and rear dormer to provide room in roof and a single storey rear extension • The first floor extension would extend 2.1 metres in width, project 8.1 metres in depth and would be the same height as the host dwelling • The rear dormer would extend 5 metres in width, 3.2 metres in depth and 1.9 metres in height • The single storey rear extension would project 3.1 metres in depth, extend 6.2 metres in width and 3.5 metres at its tallest point
TOPOGRAPHY	• Flat and level
TREES	• No trees will be affected
BOUNDARY TREATMENT	• At the front elevation the site is open, and at the rear there is a 1.6/1.8 metres tall fence adjacent to number 13 and brick wall adjacent to number 17
SITE CHARACTERISTICS	• The site contains a two storey semi-detached dwelling • There is a driveway sufficient for three vehicles and soft landscaping at the front elevation • There is a single storey flat roof side which extends the length of the dwelling • The rear garden is very small • The dwelling backs onto Toynbee school playing fields
CHARACTER OF LOCALITY	• The surrounding area contains similar style of properties

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/75044	First floor side to rear extension and rear dormer to provide room in roof and single storey rear extension	Refused 29/9/14

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received
ENG	In regard to the proposed extension, this will increase the dwelling bedroom numbers, and in line with the EBC Parking Standards, a minimum of 3 on-site vehicle parking spaces will be required. Whilst the existing driveway caters for two of these vehicles, there will be a need to widen the hardstanding area to provided width for a 3rd space accordingly. As such Condition E03, stipulating 3 vehicle parking spaces should be applied.

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, 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 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

These will be discussed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

NA

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.

Character and Appearance

A similar proposal was refused in 2014 as it was considered that the dormer would be a excessively large and obtrusive feature. Following refusal this application has amended the proposal where the rear dormer has been significantly reduced in width. The previous application was proposing a flat roof dormer, whereas the dormer now under assessment has included a ten degrees pitch. Where relevant the previous assessment will be used and updated where required.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

From a site visit that was undertaken for the previous application it was noted that none of the properties on this side of the road have been extended to include a first floor extension and rear dormer. The Quality Places SPD states that careful consideration must be given to roof alterations as their potential bulk and impact on the appearance and character of the building will interrupt a regular pattern in the streetscene.

It was noted during the recent site visit that none of the neighbouring properties have been extended with a rear dormers, thus the rear of these properties follow a uniformed approach where the roof profiles are un-cluttered and maintain a simplistic roof profile approach.
It is acknowledged that such dormers owing to their design are not always the most attractive, however the proposal is much more subservient and in proportion. Further to which the proposed rear dormer could be constructed without requiring planning permission.
It is therefore considered that on balance this element of the proposal is acceptable.

The proposed single storey rear extension is considered to be a proportionate addition and is therefore acceptable.

Highways have commented that as the number of bedroom will increase, there is a requirement for three on site vehicle parking and that this could be achieved by converting part of the garden. A recent site visit allowed the case officer to observe the parking situation and it was observed that the existing driveway would sufficiently accommodate two cars, possibly three. The conditions as requested by the highways will be attached.

First floor side to rear extension and rear dormer to provide room in roof and single storey rear extension, on balance would not result in undue harm to the character and appearance of the area or the host dwelling in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1

Residential Amenity

The first floor side and rear extension would be sited away from number 13 and would therefore not have an impact to the occupiers. It is not considered that the dormer would have any undue harm as the level of overlooking is not considered to be any worse that is already experienced from the windows at first floor. Number 13 have a conservatory which would shield the majority of the single storey rear extension and therefore it is not considered there would be any undue harm.

With regards to the impact upon the neighbours at number 17 it is considered that it would be no different to the impact that has been addressed for number 13.

The first floor side to rear extension and rear dormer to provide room in roof and single storey rear extension would not have an adverse impact to the residential amenity of neighbouring occupiers in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Nature Conservation

The proposal 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 as it falls outside/inside the designated zone of impact.

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 first floor side to rear extension and rear dormer to provide room in roof and single storey rear extension represents a suitably designed householder extension which would not have undue harm to the character and appearance of the area or host dwelling, and would not have an adverse impact to the residential amenity of neighbouring occupiers, in accordance with the 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), Supplementary Planning Guidance :Residential Parking Standards (2009).