HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76697

DESCRIPTION	Enlargement of existing front porch,single storey rear extension, extension and re-roofing of existing garage and elevational alterations to include changes to windows
ADDRESS	21 Peverells Wood Avenue, Chandler's Ford, Eastleigh, SO53 2AX

SITE VISIT DATE	12/8/15
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the enlargement of existing front porch, single storey rear extension, extension and re-roofing of existing garage and elevational alterations to include changes to windows • The front porch would project 2.1 metres in depth, extend 2 metres in width and 3.6 metres in height • The single storey rear extension would project 4 metre in depth, extend 4.5 metres in width and 4.9 metres in height • The garage would project 7.8 metres, extend 5.5 metres in width and 3.8 metres in height • The external alterations would involve the alteration of the existing door and window to a patio door and insertion of one window
TOPOGRAPHY	• Generally flat and level
TREES	• No trees
BOUNDARY TREATMENT	• Approximate 2 metre tall fence
SITE CHARACTERISTICS	• The application site contains a detached

THE SITE AND ITS SURROUNDINGS

	bungalow set in a generous plot • At the front elevation there is a gable end font extension where the bungalow forms an L shape • There is parking for three vehicles • There is a single storey garage which sits on the boundary with number 19
CHARACTER OF LOCALITY	• The immediate surrounding area contains predominately bungalows with two storey detached houses • Many of the houses have been extended

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
CRT	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 : Chandler's Ford and Hiltingbury Character Areas (2005)

CHARACTER APPRAISAL AREA

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

SPECIAL POLICY AREA

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	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

The Quality Places SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.

The enlargement of the front porch is acceptable as it would be proportionate to the bungalow and other neighbouring properties.

The proposed single storey rear extension would not extend the entire width of the bungalow but would be placed centrally, which would create a proportionate addition which would respect the scale and mass of the host dwelling.

It is acknowledged that the overall depth of the garage is perhaps larger than normally permitted. However when taking into consideration that the majority of the structure is already there, and there would be no increase in the width and height, this element is considered acceptable.

The re-roofing of the garage is acceptable as are the alterations to the elevations.

The proposal is considered to meet the requirements of the Chandler's Ford and Hiltingbury Character Area SPD, as the design would fit in well within the street and that sufficient garden depth and area would be retained.

Residential Amenity

It is not considered there would be any undue harm to the neighbours at number 19. The

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

proposed single storey rear extension would be sited 10 metres away and owing to the boundary treatment the majority of the structure would be shielded from view.

Owing to the nature of a garage and the enlargement of the front porch there is no concern that undue harm would be had. Whilst the garage would be sited along the boundary, number 19 has been extended and also have a garage which sits parallel.

The proposed single storey rear extension would not have undue harm to the amenity of the occupiers of number 23, as it would not project any further than their bungalow which has been extended significantly and there are no windows on this flank elevation.

The garage and porch would be sited away from these occupiers; these site circumstances are sufficient to ensure there would be no undue harm.

The alteration to the elevations would not result in undue harm to the neighbours as it would not be significantly different to what is already on site.

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

Enlargement of existing front porch, single storey rear extension, extension and re-roofing of existing garage and elevational alterations to include changes to windows, represents a suitably designed householder extension which would not have adverse harm to the character of the host bungalow, streetscene or to the amenity of neighbouring occupiers. 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 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Areas (2005).