HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75396

DESCRIPTION	Alterations and extensions to the roof including raising of the ridge, 2no. Front dormers and 4no. Roof lights to provide first floor accomodation.
ADDRESS	315 Leigh Road Chandler's Ford Eastleigh SO53 3AS

SITE VISIT DATE	20th November 2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal consists of the following elements: • Raising of the ridge from 5.3m to 6.1m (0.8m increase in height) • Insertion of 2.no hipped front dormers • Constructions of a pitched roof with gable end containing 2.no roof lights on each roof plane and rear facing first floor window, all over the exitsing rear extension These amendments will allow the existing bungalow to be converted to a 5 bed chalet bungalow
TOPOGRAPHY	Flat level site.
TREES	None
BOUNDARY TREATMENT	The front of the property is bound by 1.8m hedging. To the west is 0.5m wall on top of which 1m fencing sits and joings to the flank wall of the neighbouring property which runs up the driveway. To the east is a 1.5m hedge leading up to the flank wall of the host property. The rear garden is enclosed by a combination of 1.8m hedging, 1.8m fencing, and 1.2m wall with 1m fencing on top.
SITE CHARACTERISTICS	Detached bungalow with double way windows with a pitched roof over that curves up to the main pitch and runs parallel roof plane. The property has a shallow set back that has been tarmacked and a driveway runs up the western boundary to an enclosed rear garden.
CHARACTER OF LOCALITY	Residential area with a very mixed appearance with a combination of two storey, chalet, and bungalows with pitched, hipped and/or gabled roofs some of which contain front dormer windows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/06251/001/11	Ground floor rear extension	Permitted 1979

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
313 Leigh Road	Raised concern with the proposed windows within the eastern roof plane overlooking a bedroom window. Ground floor eastern elevation windows will also overlook and should be obscure glazed. Raised awareness to the need for neighbouring land to be left clean and tidy.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received.
Head of Transportation and Engineering	No objection in principle. As a 5-bed dwelling, a minimum of 3 on-site vehicle parking spaces are required in accordance to the EBC Parking Standards. There is adequate (though tight) space for this to be accommodated on-site, however it is requested that the front garden be converted to hard standing (permeable) as part of the development proposals. This would formulate a better parking layout, and also enable an element of on-site turning, so reducing the need to reverse onto the highway. No Transport DC's are required for this domestic extension.

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, (the Submitted Local Plan) comprising of the 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' Policy DM1

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC26

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene, and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x	
Noted and addressed within the main considerations section below.				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to the scale or form of development proposed.

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 and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The proposed alterations to the frontage and main roof of the property are similar in appearance to that permitted at No.307. Whilst they raise the roof, the resultant building will continue to appear balanced and in proportion.

The rear projection although maintaining the same foot print, is fairly large in comparison to the host property and will substantially increase the internal space available. Although it has a two storey appearance when viewed from the rear, it, like the main host property, retains low eaves

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

and a steep pitched roof containing roof lights on either roof plane helping it to assimilate to the host property. Although I would have preferred a subservient ridge, with the use of matching materials it will appear in keeping with the host property.

Overall the proposal is considered acceptable is layout, form, and design.

Residential Amenity: The alterations to the property will considerably increase the height and bulk of the built form however the footprint will remain the same. The property is set hard up against the boundary with No.313 however a proportion of the building will be screened by No.131s garage/shed. It is set away from the boundary with No.317. Similar extensions and roof alterations have been carried out along this section of Leigh Road where properties have similar site circumstances. These demonstrate that they do not have a detrimental impact on neighbouring properties by way of a loss of light, outlook, overbearing impact and the addition of first floor windows will allow a degree of overlooking of rear gardens, is a common characteristic in urban development and does not give rise to unacceptable overlooking or loss of privacy.

Street Scene/Character Area: Being a gable ended property the proposal, particularly the raising of the roof and front dormers will appear visually prominent in relation to the neighbouring pyramid roofed bungalows. Due to the vary varied nature of the street scene however it is considered that the proposal will add further variety to the street scene and will not particularly look out of place, broadly fitting in with surrounding converted properties. Whilst visually prominent, on balance the proposal is not considered to have a detrimental impact on the street scene or the wider character of the area.

Highway/Parking: In accordance with EBC parking standards a 5-bed dwelling requires a minimum of 3 on-site vehicle parking spaces. The site is constrained in terms of land on the frontage and to the side that might accommodate the required parking however it is thought that the parking requirements can be accommodated on site if the front garden area is converted to hard standing and the front hedge cut back. In view of this a condition requiring a plan showing the required 3 parking spaces is required by condition.

Nature conservation: Due to the scale and form of the proposals there is not considered to be any 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 the designated zone of impact.

Other Matters: The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.

REF. NO. «AltRef»