HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78360

DESCRIPTION	Two storey side extension & single storey rear extension & open sided extension to connect house to existing outbuilding
ADDRESS	331 Leigh Road Chandler's Ford Eastleigh SO53 3AS

SITE VISIT DATE	26/5/16
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 two storey side extension, single storey rear extension and open sided extension to link the dwelling to the existing out building • The single storey rear extension will project 3.5 metres in depth at its greatest and 2 metres at its shortest and extend 7.3 metres in width and 3.6 metres in height • The link element will project 6.6 metres in depth, 5 metres in width and 4 metres in height at its tallest
TOPOGRAPHY	• Generally flat and level
TREES	• None will be affected
BOUNDARY TREATMENT	• Approximate 1.8 metre tall fence
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling at the top end of Leigh Road on the approach of Bournemouth Road, with a noticeable 'open' character • The dwelling has a curved two storey bay at the front elevation with a catslide roof above the garage • At the front elevation there is parking for three vehicles with an integral garage • At the rear elevation there is a chimney stack

THE SITE AND ITS SURROUNDINGS

	which extends to the ground floor and forms a very small single storey rear projection • There is a single storey pitched roof garage adjacent to 103 Bournemouth Road • The rear garden is very generous in size
CHARACTER OF LOCALITY	• Leigh Road features a mix of property types, which at this section tend to be larger set in generous plots and have been extended

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16897/003/00	Two storey side and single storey rear extensions and garage at rear	Granted 24/6/1991
Z/16897/002/00	Two storey side and single storey rear extensions and single storey front extension for garage	Refused 9/1/1990

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None 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 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)

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

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

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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.

The Quality Places SPD (2011) 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.

The host dwelling occupies a prominent location on Leigh Road being the first property on this side of the road, whilst 103 Bournemouth Road backs onto the side elevation the 'open' character is clearly evident. Leigh Road is rather mixed in its character as there is a large amount of housing with specialist commercial uses at the mid-section on approaching the M3. There is what can be described as an eclectic mix of housing styles in varying sizes, therefore the extensions would not be out of character.

The Quality Places SPD requires two storey side extensions to be setback, this allows for the main dwellinghouse to be dominant, and it avoids a 'terracing effect'. The proposed two storey side extension which would in effect be a first floor side extension, will alter the catslide roof profile to a pitched roof profile to match the opposite side. There is no concern with this element as no 'terracing effect' will be had, further to which the 'open' nature would still be maintained.

The proposed single storey rear extension would be a proportionate addition and there is no concern with this element of the proposal.

The proposed link from the main house to the existing garage will be an open structure, there was an initial concern that this element would be over development. However when taking into account that the garage is already in existence, it is the roof profile which would be the evident built form linking the host dwelling to the garage. On balance this element of the proposal is considered acceptable, as the roof will be set lower than the roof the existing garage by 0.6 metres which will reduce the perceived mass and bulk.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

The proposal will be masked from view to the occupiers of 329 therefore there will be no undue impact to these occupiers.

103 Bournemouth Road is a dry cleaner's with possible residential use at first floor, the only element of the proposal which would likely to have an impact would be the two storey side extension. There is no concern that there would be undue harm as there would be a 10 metre separation distance and the orientation of the host dwelling to the east means that the level of outlook to this property will be intact. This assessment is also applicable to the proposed single storey rear extension, the open sided extension is not considered to be significantly different to what is experienced currently thus there is no concern with this element.

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 the designated zone of impact.

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

The two storey side extension, single storey rear extension and open sided extension, represents a suitably designed householder extension which would not result in undue harm to the host dwelling, streetscene or indeed 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).

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