HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77779

DESCRIPTION ADDRESS	First floor front & side extension with juliet balcony to front, 4no. first floor side facing windows/ rooflights on the northern side elevation & 2no. rooflights on the southern side elevation, conversion of garage to create habitable accommodation & reform front entrance steps with canopy 11 Beech Close Chandler's Ford Eastleigh SO53 1NE

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal comprises: • First floor extension with pitched roof along northern side of the house. The extension measures 2.5m(w) by 7.5m(d) by 7m(h) and includes 2no side facing windows for bedroom and dressing area. • Conversion of existing double garage at front to form habitable room. The garage's roof will be raised to form a pitch and create first floor accommodation. The first floor includes 2no. roof lights on each side elevation and front facing juliet balcony. • Alteration to front entrances incorporating changes to access steps addition of railings and canopy. Canopy is also being added over door at side.
TOPOGRAPHY	The site is level around the house, with steps up to rear garden. Around the site the land slopes downwards from the houses along Hiltingbury Road towards the south and east.
TREES	There are many mature trees within the site that are covered by TPO orders. However, the trees should not be adversely impacted as the development is the work is at first floor level.
BOUNDARY TREATMENT	Mixture of trees, vegetation and high close boarded fencing.
SITE CHARACTERISTICS	Detached two storey house set in a large mature plot.
CHARACTER OF LOCALITY	The property is located at the end of a small cul-de-sac. Although the properties within Beech Close are of roughly the same design and materials there are marked variations between them with many having been extended.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
1 Comment letter (53 Hiltingbury Road)	• The side elevation with windows will directly overlook their property and grounds, leading to loss of privacy. • We have concerns on visual intrusion since the extension will be so near to our boundary • Excessive noise whilst the building work is taking place.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No response

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 policies: 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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Within Chandler's Ford and Hiltingbury Character Area - Hiltingbury Road West

Relevant guidance requires ddevelopment proposals to ensure that:

- *no healthy mature trees would be felled or likely to be damaged*
- *the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene*

SPECIAL POLICY AREA

None

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

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		
Comments are noted and will be considered in the assessment section. Conditions will be imposed regarding obscure glazing and timing of building works.					

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

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.

First Floor Side Extension

- The size and design of the first floor side extension is considered to be a sympathetic addition to the existing house and is tucked away at the side where it will have no signficant impact on the character and appearance of Beech Close.
- The first floor extension is positioned at the end of the long rear gardens of the properties along Hiltingbury Avenue. As such the extension will not block out light or harm the outlook of any of the neighbouring dwellings. The main window for the extension will be at the rear overlooking its own garden, with secondary windows for the bedroom and dressing area along the side elevation. The existing first floor landing window is obscure glazed, and a condition will be used to apply obscure glazing to the new side facing bedroom/ dressing room windows to protect the privacy of the adjoining residents.

Conversion and Extension to Garage

- The proposal will convert the double garage, and add a pitched roof over the structure, in order to create two floors of living accommodation. The enlarged structure is considered to be in proportion to the size of the house and its design is in keeping with that of the

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

property. While the garage is at the front of the house, it will have limited impact on the character and appearance of Beech Close, being well screened by trees within the large front garden and the property itself being tucked away at the far end of the close.

- The position of the double garage means that the proposal will not have an impact on the outlook or daylight of the neighbouring dwellings. The first floor of the structure will have a juliet balcony that looks straight over its own front garden and is a sufficient distance away from the properties along Oakwood Close. On its southern side is a large patio door and roof light, which will face the driveway of no.10 rather than a more private part of the property. There are further roof lights on the northern side elevation, which are directly next to the site boundary As such an obscure glazing condition will be used to restrict overlooking from these windows into the neighbouring gardens. This is in line with the PD regulations for first floor side windows.

Other Considerations

- The proposal also includes modest work to the property's front and side entrance, but these will not have a significant impact on the appearance of the house or amenity of neighbouring residents.
- As the proposal is for first floor accommodation, is for first floor accommodation, rather than extending the properties footprint, it is unlikely to have an impact on the mature TPO trees within the site.
- 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.

The development complies with the requirements of Policy 59.BE.

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

Recommend Permit