HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80092

DESCRIPTION	Two storey and single storey rear extension, 1no. rear dormer window and extension to existing front dormer window
ADDRESS	12 Woodlands Close Chandler's Ford Eastleigh SO53 5AT

SITE VISIT DATE	7th April 2017
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks to extend the existing dormer window on the front elevation by approximately 2.7m. The roof of the dormer window will also be approximately 15cm higher in order to accommodate modern insulation standards. At the rear of the site the proposal seeks to erect a part two storey and part single storey rear extension. The proposal will also incorporate a larger rear dormer window. The single storey rear extension will extend approximately 1.5m from the existing rear elevation. The extension will extend approximately 7.8 m from the west elevation towards the east replacing the existing lean to utility space. The footprint of the two storey rear extension will measure approximately 3.2m x 4.7m. The extension has a gable roof form measuring 6.3 to the ridge. The ground floor extensions provide a larger living area. A utility area and a larger kitchen. At first floor At first floor the number of bedroom will increase from two to three and an en-suite will be provided.
TOPOGRAPHY	Levels are relatively flat
TREES	TPO 58
BOUNDARY TREATMENT	Relatively open site frontage, timber fencing and shrubs at rear

THE SITE AND ITS SURROUNDINGS

SITE CHARACTERISTICS	The application site contain a chalet style bungalow. There is a detached garage to the southeast of the site. The external facing materials are rendered elevations and concrete tiled roof.
CHARACTER OF LOCALITY	The area is predominately residential in character formed of detached dwellings on generous plots. The Cul-de-sac Woodlands close is formed of properties of a similar age and style to the application dwelling. There is evidence that a number of the properties have benefitted from two storey extensions at the rear and extensions to the existing fron dormer windows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/11486/001/00	two storey rear extension and garage extension	PERMIT 1978

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
13 Woodlands Close	1. Deprivation of light into the upper bedroom, lower bedroom and kitchen caused by the enlarged and repositioned dormer window (west end) and the realigned roofline. 2. Deprivation of visual amenity from the three rooms stated by the enlarged and repositioned dormer window (west end) and the realigned roofline. 3. Deprivation of light into ground floor extension and patio caused by the two storey extension. 4. Deprivation of visual amenity by the two storey extension as there will no longer be an outlook onto trees, which makes this area so attractive.
54 Nichol Road	General observation Woodlands Close remains one of the few areas in Hiltingbury to not have had its street view altered by developments affecting it substantially. Dwellings have managed to increase accomodation without substantially alterning the front. On the whole the applicants have managed to stick to this approach, and should be applauded for doing so. But the extra length of the flat roofed dorner at the front does make it stand out

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	from the original and those in the close. If the application did not have this extended dormer it would blend in equally as well as others with substantial rear extensions. It would be nice if the application contained a street view so this could be shown within the application, but it doesn't.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No Comments received
Countryside and Trees	No an objection to the proposed development, subject to conditions The site is a detached residential property. There are a number of significant trees that may be influenced by the proposed development. The provided "Tree Plan" is not to scale and has not been used in assessing this application. There appears to be suitable room for the proposed development in relation to the trees.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

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

Eastleigh Borough Local Plan Review (2001-2011),
saved policy 59.BE applies

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hiltingbury Road West

The main characteristic of this area is the relatively large plot sizes, which average about 0.08

hectares.

A majority of the dwellings are detached and set within attractive gardens, many of which include mature trees.

Many of the streets have a uniform building line, the distance between opposite houses giving the area a fairly spacious and open character.

Development proposals should ensure that:

- ***sufficient garden depth and area is retained by existing ore replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.***

- ***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***

- ***the existing building line along street frontages is respected***

SPECIAL POLICY AREA

This site does not fall within a designated special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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		See below	X	
No objection has been raised				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below	x	
The matters raised are addressed in the assessment of the proposal.				

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

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

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 on the Character and Appearance of the Area.

The proposed alterations to the front dormer window will result in a scale of window that reflect other examples within the close. The proposed additions at the rear of the dwelling will not be readily visible in the streetscene. It is also evident that two storey rear extensions form part of the character of the area. The proposed facing materials will match those used in the host dwelling. Such materials can be secured by condition.

Residential amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The enlarged dormer will look out onto areas already open to public view and already visible from the existing front dormer.

The proposed two storey extension will be sufficiently distanced from the neighbouring properties to mitigate any materials harm to the light or outlook or privacy currently enjoyed by the occupants of the neighbouring dwellings. Furthermore the proposal does not contain any windows the upper floor side elevations. There is a proposed roof light in the eastern roofslope. However, this roof light will serve a bathroom and can therefore be expected to be obscure glazed to protect the privacy of the occupants. Such glazing can be secured by a condition.

There is a dormer window proposed on the rear elevation of the property. There is an existing smaller dormer window in the current roof slope. The proposed dormer window will not provide any additional views across the neighbouring properties that are not already available from the existing dormer window.

Concern has been raised that the proposal will result in a loss of view and outlook from a neighbouring property. Views are not protected however an impact on the effect on the outlook from a dwelling is a material consideration.

The neighbouring property No.13 has two windows that face east towards the application site. The upper floor window on the east elevation serves a bedroom/hobby room. The outlook from this window is already limited by the existing west elevation of No.12. The proposed rear dormer window will add to this effect. However the window, akthough larger than the existing rear dormer, will be located 1m from the west elevation of number 12. Furthermore the room that the window serves would not be considered to be a primary habitable room of the house.

With regard to the impact to the kitchen window due to the separation distance of the window from the proposal the application is not considered to be materially harmful to the outlook from the neighbouring property No.13.

Supplementary Planning Guidance Quality Places advises that for houses and flats, the impact of adjoining structures on the level of daylight available is particularly important in living rooms, dining rooms and kitchens. Daylighting in bedrooms may also be considered, but is generally considered less important except where this is the main private accommodation such as in residential homes. Proposals should also take account of local circumstances like level difference between properties and orientation.

The Quality Places guidance advises that in order to assess the impact on the window wall elevation an angle is drawn diagonally down at 45 degrees from the near top corner of the proposed extension. An angle of 45 degrees is then drawn back from the end of the extension toward the window wall. If the center of the main window of the adjoining property lies on the extension of both these lines, then the extension will probably cause a noticeable reduction in skylight received by the window.

If a 45 degree line is taken from the top of the dormer window the line crosses the ground level at approximately 4m. If a similar line is take at the point the ground floor extension forced an change in the roof slope the line crosses the ground level at approximately 4.5m.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

During the a site visit to the neighbouring property No.13 a measurement was of the distance of the east elevation of No.13 from the shared boundary between No.12 and 13. This area is currently as a driveway and vehicular access to the garage of No.13. The measurement was in excess of 3m. Furthermore the shared boundary was formed of a timber panel fence of approximately 1.8m in height with further trellising above.

As such given the separation distances between the proposal and the neighbouring property, and the boundary treatment between the properties the proposal is not considered to result in a loss of light that can be considered to be materially harmful to the amenity of the neighbouring property.

Highway matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).

It is unclear from the submission as to the total number of bedrooms contained within the property, however, there is room available on the site frontage to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements, with this being for a 4+ bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements.

Landscape and Trees

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site contains any trees offered protection by tree preservation order referenced 58. However, the proposal will not be in conflict with any trees or landscape features of particular amenity to the area. Conditions can be imposed protecting the trees on site during construction.

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 proposal complies with the requirements of policy 59.BE and is therefore recommended for approval.

REF. NO. «AltRef»