HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76357

DESCRIPTION	Two storey side, two storey rear extension, single storey side and rear extension, front porch and external alterations.
ADDRESS	47 Brownhill Road, Chandler's Ford, Eastleigh ,SO53 2EF

SITE VISIT DATE	25/5/15
ARE PLANS ACCURATE?	Yes. Amended plans were sought for some changes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a two storey side, two storey rear extension, single storey side and rear extension, front porch and external alterations • The two storey side extension would be setback by 2.6 metres from the front elevation, it would extend 2.6 metres in width, 6.8 metres in depth and 7.5 metres in height • The single storey side and rear extension would project 12.1 metres overall. The side extension element would extend 3.3 metres in width, 5.1 metres in height, 6.9 metres in depth. The rear extension would attach to the single storey side extension, and would project 5.4 metres in depth and 7 metres in width • The two storey rear extension would extend 4.9 metres in width, 7.2 metres in height and 2.7 metres in depth • The front porch would be extend 2.5 metres in width, 1.8 metres in depth, 3.5 metres in height • The external alterations would involve the enlargement of the existing window on the two storey front extension to a larger gallery style window, the ground floor window at the rear elevation to a patio door, and the two rooflights to

THE SITE AND ITS SURROUNDINGS

	the east elevation, re-roofing of the existing two storey rear extension
TOPOGRAPHY	• Flat and level
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Mix of dense hedges of varying heights
SITE CHARACTERISTICS	• The application site contains a two storey detached house set in a large and spacious plot • At the front elevation there is sufficient parking for 4/5 vehicles • There is a two storey front extension which projects further forward centrally • There is a single storey garage and carport which which is attached to the house • There is a lean to next to 45 Brownhill Road • There is a conservatory at the rear which does not extend the entire width of the dwelling
CHARACTER OF LOCALITY	• The immediate surrounding is characterised with larger than average family dwellings • The houses are set in very large plots and many have been extended

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/05173/002/00	Construction of rear conservatory	Granted 11/08/1997
Z/05173/00B/00	The erection of additional living accommodation	Granted 30/04/1971

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
45 Brownhill Rd	two storey extension would be in closer proximity, catslide roof should be removed, to break up the expanse of roof tiles

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
2 Lakewood Rd	Close boarded fence should be erected along the boundary to provide screening from noise

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
ENG	No objection, condition D03
CRT	No objection, request the following 2 conditions Condition 1. Details of the specification and position of protective fencing / ground protection in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction, for the protection of retained trees from damage before or during the course of development will need to be provided and approved by the LPA before construction work commences. Condition 2. No development shall commence until a site meeting has taken place with the site manager, the retained consulting arboriculturalist and a representative from the Local Planning Authority. Work cannot commence until the LPA officer has inspected and approved the tree protection, ensuring it conforms to the required plans. Once approved no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

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'

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

Supplementary Planning Guidance : Quality Places (2011)
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

These will be addressed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

These will be addressed in the report.

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 of the Area

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 both in relation to themselves and in relation to adjoining buildings, spaces and views, natural features and trees worthy of retention.

The Quality Places 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. When the proportions are right, none of the elements appear out of synch with the others.

It is acknowledged that the proposal is large, and that separately these elements would likely to be considered acceptable. The consideration is therefore whether conjunctively they work well together and would create a harmonious extension.

However it is also recognised that this part of Brownhill Road is characterised with larger than average family homes which have been extended, and are set in very generous plots.

Further to which the footprint would not be significantly different to neighbouring properties.

Amended plans were sought as it was considered that proposed cladding to the front elevation was an inappropriate choice of material which would not tie in well and would detract from the simplicity and attractiveness of the host dwelling.

The proposed two storey side extension would effectively be built where the existing garage is. 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'. This element of the proposal meets the guidance of the SPD. The proposed single storey side extension would attach to the proposed two storey side extension and is proposing a catslide roof feature which would project 6.8 metres in depth and reduce to 3.5 metres with a mono pitched roof. Rooflines form an important element of the streetscene and can have a have a harm effect if not carefully designed. Overall it is considered that the catslide adds an interesting visual element whilst creating a form of balance, and distinctiveness to what is already an attractive dwelling. The ridge of the roof has been amended to be lowered by 0.5 metres as previously it was considered to be too dominant.

The proposed single storey rear extension would attach to this element and wrap around the dwelling to form a proportionate addition.

The proposed two rear extension would replace the existing conservatory and would project 2.7 metres beyond the existing two storey rear extension. The existing two storey rear extension has a flat roof and is a poor design to the rear to what is an attractive dwelling. A

ASSESSMENT OF PROPOSAL
DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

new pitched roof is proposed oddly enough add a form of symmetry.

The front porch is to be re-located and is considered acceptable.

The external alterations would involve the enlargement of the existing window on the two storey front extension to a larger gallery style window, the ground floor window at the rear elevation to a patio door, and the two rooflights to the east elevation, re-roofing of the existing two storey rear extension.

The enlargement of the glazing of the existing two storey front extension may appear to be ostentatious feature, but it would be aesthetically pleasant, further to which there are a number of windows at the front elevation already.

Residential Amenity
The Quality Places SPD requires proposals to take into account the relationship between neighbouring properties to ensure a reasonable level of daylight is achieved, and that a high standard of privacy is required when extending at the rear.

The occupier of number 45 has commented that the two storey extension would be in closer proximity, the catslide roof should be removed, to break up the expanse of roof tiles. It is acknowledged that the proposed two storey side extension would be closer, however it would project what is considered to be a reasonable depth and catslide roofs removes bulk and owing to the resultant set back would not detrimental. Further to which there would be an approximate 14.5 metre separation distance and there will be now windows in the flank elevation.

The occupiers of 2 Lakewood Road have requested a close boarded fence to be erected along the boundary to provide screening from noise. This is an unreasonable and unnecessary request.

With regards to the impact upon the privacy to the neighbours, the existing first floor window in the west elevation will be removed with no more windows proposed in this elevation. This is also the case for the east elevation albeit the 2 rooflights, which owing to their very nature afford little intrusion. The level of glazing at the rear elevation of the first floor would be no different to the existing situation.

Parking
The head of transportation and engineering have raised no concerns.

Drainage
It has been requested that details of foul and surface water drainage be submitted. It is considered to be too onerous for such a proposal, whilst acknowledged it is larger than normally permitted, but there are existing drainage which would be utilised.

Trees
The head of countryside and trees has raised no objection but has asked for the two conditions as stated above.

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

The two storey side, two storey rear extension, single storey side and rear extension, front porch and external alterations, would not cause undue harm to the character and appearance of the host dwelling or the surrounding area. The proposal would not result in undue harm to the amenity of neighbouring occupiers in accordance with Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014,DM1 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009).