HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75796

DESCRIPTION	Raising of ridge and first floor extension above garage, two storey front and rear extension, insertion of two dormers to front and rear elevation, insertion of three velux's, two sun tunnels to roofslope and enlargement to chimney.
ADDRESS	88 Hiltingbury Road, Chandler's Ford, Eastleigh, SO53 5NZ

SITE VISIT DATE	20/2/15
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the raising of ridge and first floor extension above garage, 2 storey front and rear extension, insertion of 2 dormers to front and rear elevation, insertion of 3 velux's, two sun tunnels to roofslope and enlargement to chimney • The raising of the ridge would increase the overall height from 5.8 metres to 6.7 metres • The two storey front extension would be 6.7 metres in height, project 1.1 metres in depth and 3.9 metres in width • The two storey rear extension would project 3 metres in depth, extend 6.6 metres in depth and 6.7 metres in height • The first floor extension would extend 4.3 metres in width, project 7.6 metres in depth • The front and rear dormers would be 2 metres in width, 2.8 metres in height and projection • The chimney would increase from 1.1 metres to 2.9 metres
TOPOGRAPHY	• Generally flat and level
TREES	• There are a number of TPO protected trees on site
BOUNDARY TREATMENT	• The boundary treatment consists of a mix dense hedges and fencing
SITE CHARACTERISTICS	• The application site contains a bungalow which is

THE SITE AND ITS SURROUNDINGS

	of considerable size • There is projecting barn hip gable • There is a detached garage which sits adjacent to number 84 • There is hardstanding sufficient for 4 vehicles • At the rear there is single storey rear extension adjacent to number 84 of significant size • The rear garden is very large and well landscaped
CHARACTER OF LOCALITY	• Hiltingbury Road is characterised with a variety of property styles and sizes many of which have been extended • There is a blanket TPO

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/09/64734	Erection of 1No. Four bed house with detached garage to rear following demolition of chalet bungalow and garage	Granted 6/5/2009
F/06/58605	Erection of detached 5 bed dwelling with integral garage following demolition of existing bungalow and garage	Refused 9/1/2007
F/06/56484	Erection of 1No. Four bed house with detached garage to rear following demolition of chalet bungalow and garage	Granted 4/5/2006
F/05/54802	Erection of 5 bedroom detached house following demolition of existing bungalow	Withdrawn 21/9/2005
F/05/53967	Erection of 5 bedroom detached house following demolition of existing bungalow	Refused 10/06/2005
Z/05236/001/00	Erection of extension to existing dwelling	Granted 2/5/1969

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
86 Hiltingbury Road	Overly prominent and overbearing structure in close proximity to the boundary with our property. Over looking from velux window, private amenity will be affected owing to the extension due to loss of light, not a harmonious development

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ENG	No objection
CRT	I can confirm that I do not object to the above application. The Arboricultural Report submitted with the application is nearly six years old and so out of date and refers to a British Standard that has been withdrawn and replaced. Normally I would request an updated report but in this case I am satisfied that as long as the protective fencing is erected as per the plan enclosed within the report then the trees will be afforded the necessary protection during the construction process.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Hiltingbury Road West

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,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)
Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area Appraisal (2005)
Supplementary Planning Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area Appraisal

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."

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

The host dwelling is a large bungalow which has been extended and has been subject to numerous consents relating to a replacement dwelling. The proposal in effect relates to what can be described as a replacement dwelling of a contempory design. Hiltingbury Road is characterised with a mix of dwellings of varying sizes set in very generous plots which are set back from the highway and follow a ridged building line.

The occupier of number 86 has commented that the extensions would result in over development of the site, the host dwelling is a bungalow with two storey dwellings eitherside, in fact number 86 occupied a bungalow before the plot was replaced with a large two storey dwelling. Whilst the extensions could be viewed as being over development, it is also acknowledged that two storey dwellings on this part of Hiltingbury Road are the predominant pattern of development.

As it has already been mentioned the design is very contempory and the two storey gable which would be predominately glazed would appear ostentatious and perhaps dominant. There is already an existing gable albeit at single storey which would extend to two storey, no additional footprint would result from this element of the proposal. Further to which there are a number of dwellings which have two storey gable features one being number 86, this is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

therefore a prevailing feature of the streetscene.

Paragraph 60 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative.
It is, however, proper to seek to promote or reinforce local distinctiveness. Hiltingbury Road is generally characterised with traditional design approach, and the proposed design would be different to what is the prevailing character. However there a various architectural features along Hiltingbury Road, from front dormers, gable ends and barn end roof profiles. So whilst the design is contempory it is clearly evident that the design of the propose dwelling would not be overly unusual or harmful to the streetscene. In addition the ridged line would still be respected.

It is worth noting that the previously approved 2009 scheme, though traditional in its approach was proposed to be of very similar footprint, with similar features including two storey front and rear extensions and was consented at a taller height.

The proposed first floor extension is considered acceptable, without this element the raising of the ridge would no doubt appear at odds with the streetscene.

The proposed two storey rear extension is considered acceptable. It would not extend the entire width of the host dwelling, thus retaining an element of proportion, further to which it would be in scale to neighbouring dwellings at the rear.

Two front and rear dormers are proposed which are considered acceptable. They would sit comfortably within the roof plane and not clutter the roof profile and are a prevailing feature of the streetscene.

The roof material is proposed to be a composite slate tile such as Eternit. It could be argued that such roof material may appear at odds with the streetscene, however owing to the contempory design of the host dwelling traditional roof tiles would appear at odds and would not appear right, therefore the proposed roof tiles would tie in comfortably with the host dwelling. Further to which there are a number of dwellings which have grey slate tiles which have not caused adverse harm to the streetscene, one of these properties being 124 Hiltingbury Road.

The insertion of three velux's, two sun tunnels to roofslope and enlargement to chimney would be subtle additions which would not cause harm to the character of Hiltingbury Road.

Residential Amenity

The occupiers of number 86 have objected to the proposal stating that it would basically harm their amenity. Number 86 sits considerably further back of the host dwelling and to the east of the application site. Owing to these site circumstances it is not considered there would be undue harm to the outlook and daylight. A comment was made that the velux windows that are proposed in the roofslope would result in overlooking. The proposed rooflights would look onto the roof of number 86 and owing to the orientation of the host dwelling being that it is sited further forward of number 86 and due to the nature of rooflights,

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they do not afford much overlooking. However a condition requiring them to be top opening will be attached.

It is not considered there would be any undue harm to the occupiers of number 90. Whilst it is acknowledged that they do not experience overlooking, it must be recognised that there will be some form of impact to neighbours, and overlooking is already experienced from other dwellings. Owing to the siting of number 90 to the application site being to the west, there would be no undue harm to the level of daylight which will be experienced.

Trees

The head of countryside and trees has confirmed that I do not object to the above application. The Arboricultural Report submitted with the application is nearly six years old and so out of date and refers to a British Standard that has been withdrawn and replaced. Normally I would request an updated report but in this case I am satisfied that as long as the protective fencing is erected as per the plan enclosed within the report then the trees will be afforded the necessary protection during the construction process.

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 raising of ridge and first floor extension above garage, two storey front and rear extension, insertion of 2 dormers to front and rear elevation, insertion of three velux's, two sun tunnels to roofslope and enlargement to chimney, would not cause undue harm to the character of Hiltingbury Road West, 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 : Chandler's Ford and Hiltingbury Character Area Appraisal (2005), Supplementary Planning Guidance: Residential Parking Standards (2009).