HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79738

DESCRIPTION	First floor side extension with infill single storey rear extension, front porch & pitched roof over existing front & rear single storey projections
ADDRESS	7 Gordon Road Chandler's Ford Eastleigh SO53 5AP

SITE VISIT DATE	15/3/2017
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 first floor side extension with infill single storey rear extension, front porch & pitched roof over existing front & rear single storey projections • The first floor side extension will extend 5.5 metres in width, project 5.5 metres in depth with an overall height of 7.7 metres • The infill single storey rear extension will project 3 metres, extend 8.8 metres in width and 3.6 metres in height • The front porch will project 1.5 metres in depth, extend 3.1 metres in width and 3.8 metres in height
TOPOGRAPHY	• Slightly uneven
TREES	• There is a blanket TPO
BOUNDARY TREATMENT	• Mix of two metre tall fencing and dense hedging of varying height
SITE CHARACTERISTICS	• The application site contains a large detached dwelling set in a good size plot • The dwelling is of a simplistic style with one bay window at ground floor front elevation • At the front elevation there is off road parking where the driveway has two entrances and an attached garage

THE SITE AND ITS SURROUNDINGS

	• At the rear there is single storey rear extension that does not extend width of the host dwelling
CHARACTER OF LOCALITY	• Gordon Road is characterised with large family dwellings set in spacious plots, many of which have been extended

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/09751/003/00	Erection of ground floor rear extension	Granted 24/9/1981

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
CRT	There is several trees on site that are subject to tree preservation orders, including a mature oak to the front. No arboricultural information has been supplied. I do not object in principal to the proposal, but I am unable to fully comment until it is demonstrated that the proposed development will not harm the protected trees. I would expect to see included with this application the following :- An Arboricultural Report from an appropriately qualified arboricultural consultant (e.g. Arboricultural Association Registered Consultant) to include:- • Tree Survey (to BS5837:2012) of such features including details of species, dimensions, age, condition, class, growth potential and legal status. • Arboricultural Impact Assessment to assess the impact of proposed works, including below-ground utilities. • Documentation detailing Root Protection Areas, Tree Protection Plan and Arboricultural Method Statement for works

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	near trees. This document would demonstrate how protection to retained trees both within and adjacent to the development site can be implemented

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area River 400m, SAC, SPA, Ramsar 7000m Flood zone 2 Blanket TPO

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE, 43.ES, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, DM4, DM24 (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: Residential Parking Standards (2009)
Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – Hiltingbury Road West
Development proposals should ensure that:
- sufficient garden depth and area is retained by existing or 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

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

Noted and this will be addressed.

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

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. The SPD also states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.

The proposed porch raises no concern owing to its appropriate scale and mass which would respect the host dwelling and streetscene.

The host dwelling is already a sizeable dwelling and any works which would alter the appearance of the host dwelling at the front elevation require careful consideration. The proposed first floor side extension would extend from the flank wall and built on top of the existing flat roof garage. A large amount of the built form is already in place, and the proposed first floor extension will introduce a sense of balance and symmetry. Thus while the resultant bulk will be apparent, there will be no increase in footprint and for these reasons there is no concern with this element.

The infill single storey rear is recognised as being of a larger scale than what otherwise would be considered to be of an infill nature. The proposed depth would project 2.7 metres less than the existing single storey rear extension which would mitigate any concerns there may be from the resultant bulk and mass, and the plot is able to comfortably accommodate for this element.

The existing single storey rear extension and garage have flat roofs which the application is intending to alter. The rear extension would have a pitched roof and the garage will have a mono-pitched roof form which is also the roof form the proposed single storey rear extension would have. There is no concern with these as the roof forms would tie in well together.

The proposal is considered to meet the requirements of the Chandler's Ford and Hiltingbury Character Area SPD, as the design would fit in well within the street and that sufficient garden depth and area would be retained.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 nature of porches are such that they do not result in harm generally to neighbours amenity which is the case in this instance.

The proposed first floor side extension would be sited adjacent to number 5 where there is window at first floor flank elevation. A site history check has found that this window serves a landing following planning permission for a front dormer, thus there is no concern that the applicants first floor extension would result in undue harm to the outlook and privacy.
The proposed infill single storey rear extension would be shielded from view to number 5 so there is no concern in this regard. There is no concern that this element will result in undue harm to the amenity of the occupiers of number 9 as this property was barely visible owing to its skewed position in its own plot and the dense boundary hedging.

The alterations to the roofs by way of the addition of pitched roofs would be sited adjacent to number 5. The increase in height of the garage will be one metre at its tallest which would reduce as the roof projects owing to its mono-pitched nature. The height of the roof of the existing single storey rear extension will be taller than the garage but this element is set away by approximately ten metres. Therefore while these alterations will be noticeable they wouldn't materially harm the amenity of this neighbour.

Flood Risk

Saved policy 43.ES only permits development if a flood risk assessment satisfactorily demonstrates that measures incorporated into the scheme would prevent either life being endangered or an unacceptable likelihood of damage to property.

A flood risk assessment pro-forma has been submitted and a condition will be attached requiring the development to be built in accordance.

Trees

The application site is designated with a blanket TPO and as such an arboricultural report should have been submitted. The head of Countryside and Trees has been unable to comment about the protection measure which will be required owing to the protected trees on site. As the application is acceptable in all other respects a condition will be attached requesting the necessary report prior to any commencement of works.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Parking

The Residential Parking Standards SPD requires three off road parking spaces for a four bed dwelling; this site is able to accommodate this.

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 first floor side extension with infill single storey rear extension, front porch & pitched roof over existing front & rear single storey projections, represents a suitably designed householder extension which would no 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 policies 59.BE, 43.ES, 104.T, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, DM4, DM24 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009), Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005).