HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79396

DESCRIPTION	Two storey side extension to replace existing garage & addition of first floor side facing windows
ADDRESS	24 Thornbury Wood Chandler's Ford Eastleigh SO53 5DQ

SITE VISIT DATE	30 November 2016
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 demolish the existing flat roof garage and covered access to the side of the property and erect a two storey side extension. The foot print of the side extension measures 5.165m x 10.3m. At the ground floor the additional accommodation provides a garage a study and a store room. At first floor the proposal provides two bedrooms and an ensuite. The side extension is set back from the front elevation by 1.135m. The roof form contains two roof lights to provide daylight to accommodation on the first floor. The external finishing materials are facing brick and roof tiles to match the existing property.
TOPOGRAPHY	Ground levels slope from the rear of the site to the front. The proposal site on ground that is higher that the highway Thornbury Road
TREES	The proposal site is covered by an area tree preservation order
BOUNDARY TREATMENT	The front of the site is open plan the rear boundary is formed of a 1.8m high timber fence.
SITE CHARACTERISTICS	The application site contains a two storey detached residential dwelling. The property is a 4 bedroom dwelling with a garage to the east.

THE SITE AND ITS SURROUNDINGS

	The external facing materials are facing brick with areas of handing tiles. The pitched roof of the property has interlocking tiles. The property is one of the smaller properties in the area.
CHARACTER OF LOCALITY	The proposal forms part of an estate style development as such the predominate character of the area is residential. The properties in the vicinity are of a similar age and style but of individual design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/11639/003/00	addition of double car port at side with bedroom and bathroom over	Permitted 1979
Z/11639/004/00	alterations and single storey extension incorporating car port and utility room	Permitted 1981

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
26 Thornbury Wood	Object on the following grounds: o The bulk and scale of the proposal o Overdevelopment of the plot o Proximity of the proposal to the shared boundary o Loss off Light o No light impact study has been undertaken o The proposal will result in a loss of gaps in the streetscene. This will also result in the loss of light corridors and vistas to the landscaping at the rear o The window serving bedroom 4 would result in harmful overlooking o The window on the shared boundary is not acceptable o The proposal will result in the loss of the natural boundary o The proposal will restrict the boiler flue on the neighbouring property. o The red line of the block plan is misleading o In order to build the extension access will be required onto the neighbouring property.
7 Thornbury Wood	Objection on the grounds that the proposal will affect the view from the lounge and bedroom windows at No7.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish	No representation received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Council	

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
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

N/A

SPECIAL POLICY AREA

N/A

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

No consultation comments have been received

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		

The matters raised are addressed in the findings below

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."

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.

Character and Appearance

The proposed extension is considered to be appropriate in scale and will preserve the design characteristics of the host dwelling. A level of separation will be maintained between the proposal and the neighbouring properties preserving the rhythm in the streetscene.

The proposal is set back from the front elevation, this allows the proposal to appear subservient to the host dwelling. The materials proposed match those used in the existing dwelling further mitigating the impact of the proposal. Matching materials can be secured by condition.

The resulting scale of the property will be similar to other properties in the vicinity.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

The prosed extension will be located on the east side of the property and will be more than 30 metres from the neighbouring properties to the north and south. As such the prosed extension is not considered to result in any materials harm to the light, outlook or privacy currently enjoyed by the occupants of these properties.

The proposal does include alterations to the fenestration at first floor on the west elevation. There is already a bedroom window at first floor on this elevation and the new fenestration is proposed to be obscure glazed. Obscure glazing can be secured by condition. As such the proposal is considered to maintain the privacy of the neighbouring property to the west (No22).

With regard to the neighbouring property to the east (No26) the proposed extension will contain an upper floor window facing the neighbouring property. However, this window will serve an en-suite and as such can be expected to be obscure glazed to protect the privacy of the occupants mitigating any overlooking to the neighbouring property. Such obscure glazing can be secured by condition.

The upper floor window on the front elevation of the proposal will look out onto areas already open to public view. The upper floor window on the rear elevation of the proposal will look out onto the rear boundary of the application site and the neighbouring property No26. Such a relationship is common within Thornbury Wood.

With regard to light and outlook there are windows on the south west elevation of No26 facing the proposal. It was confirmed on site that these windows serve a laundry room and landing. Such windows are considered to be secondary windows by the Supplementary Planning Guidance : Quality Places. As such any loss of light to these windows is awarded little weight.

Furthermore the proposal is located to the southwest of the rear amenity area of No26. As such any loss of light can be expected to be limited to the late evening and is not considered to be sufficient as to warrant refusal of the application.

As such the proposal is considered to comply with the requirements of criteria (ii) of policy 59.BE.

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). There is room available on the site frontage to accommodate 3 vehicles

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Trees and Landscaping

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 trees offered protection by a tree preservation order. The trees on site are located on the rear boundary in closer proximity to the main dwelling than the area to be redeveloped. Furthermore the works are located on previously developed land. The applicant has submitted details of tree protection measures that will be in place during construction. Such details can be secured by condition. As such the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

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 development complies with the requirements of Policy 59.BE.