REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70869

DESCRIPTION	First floor side extension
ADDRESS	23 Kipling Road Eastleigh SO50 9EJ

SITE VISIT DATE	9.7.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	First floor side extension above existing single storey side extension. The roof will be extended out at the same pitch and height as the existing roof. New roof lights are to be inserted in to the north, south and western roof planes.
TOPOGRAPHY	Flat, level site
TREES	There are no trees in or adjacent to the site that will be affected by the proposed development.
BOUNDARY TREATMENT	• The front of the property has an open appearance with only low level walls and some mature planting along the boundaries. • The rear of the property is enclosed by 1.8m fencing.
SITE CHARACTERISTICS	Semi detached two storey house with a modest front garden and paved driveway. There is a path leading up the western boundary to a modest rear garden which contains a shed.
CHARACTER OF LOCALITY	Residential area of similar semi-detached pairs of houses all of a similar design. Many have been extended to the side at two storey.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/18471/002/00	Construction of single storey side extension	Permitted 1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 14

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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."

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The size and design of the proposed extension is considered to be sympathetic to the existing property. The extension is set away from the boundary and still allows for the side access to be retained. Ideally the extension would be set back from the front elevation to give it a subservient appearance however as the existing single storey extension is set level with the host property this would give the property a piecemeal appearance. Other properties within the street have been extended level with the host property and demonstrate that it has an acceptable appearance and fits within the street scene.

Residential Amenity: There are numerous properties within the street that have similar extensions and clearly demonstrate that a first floor extension does not result in any unacceptable impact to neighboring properties by way of a loss of light, outlook, overbearing impact or overlooking. The proposed window in the western elevation and roof light within the western roof plane could allow opportunities for direct overlooking into the neighbors garden (No.25) and therefore a condition is recommended to ensure these windows are obscure glazed and non opening to protect the amenity of No.25.

Street Scene/Character Area: The proposed development is very similar to numerous extensions within the area and is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

Other Matters: The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The proposed development is considered to comply with the requirements of Saved policy 59.BE and therefore this application is recommended for approval subject to conditions.