HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74712

DESCRIPTION	Erection of single storey rear extension following demolition of existing
ADDRESS	13 Orchard Avenue Bishopstoke Eastleigh SO50 8HN

SITE VISIT DATE	16.6.14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of single storey rear extension following demolition of existing
TOPOGRAPHY	Flat level site
TREES	None
BOUNDARY TREATMENT	The rear garden is enclosed by a combination of neighbouring garage walls, the existing detached garage on the site and 1.8m fencing.
SITE CHARACTERISTICS	Detached bungalow set on a good sized plot and away front the road. To the front garden and area of hard standing. To the side a driveway leads to a detached garage
CHARACTER OF LOCALITY	Residential area of similar bungalows.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No objection

POLICY CONTEXT

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

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 14

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	

Noted.

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		

N/A

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to the scale or form of development proposed.

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 and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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 single storey extension is considered to be sympathetic to the existing property and the character of the locality due to its sympathetic size siting and design.

Residential Amenity: There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the existing property and the appropriate size and design of the proposed development.

Street Scene/Character Area: The proposed development is isolated to the rear of the property where it will not be visible from the street. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

Nature conservation
The proposal is considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was required for this development as it falls outside the designated zone of impact.

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

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. 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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.