HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79420

DESCRIPTION	Single storey side extension
ADDRESS	262 Desborough Road Eastleigh SO50 5NH

SITE VISIT DATE	17 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 erect a single storey side extension on the southern elevation of the property. The proposal has a footprint of 2.6m x 4m and will provide an extension to the kitchen. The proposal will have a hipped roof and the eternal facing materials will be interlocking tiles and facing brickwork to match the existing dwelling.
TOPOGRAPHY	Ground levels remain fairly flat in the vicinity.
TREES	The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.
BOUNDARY TREATMENT	The fromt boundary treatment is formed or a brick wall over 1m in height with shrubs on the inside of the boundary. The side boundary is formed of a concrete post and timber fence approximately 1.8m in height. The rear boundary continues this fence however there is a hedge within this boundary taking the height to approximately 2.5m.
SITE CHARACTERISTICS	The site contains a two storey detached dwelling. The property is brick built with facing brick on the ground floor and rough render at first floor. The roof is hipped and made from interlocking tiles. The property benefits from and conservatory to the rear and a detached garage.
CHARACTER OF LOCALITY	The area is predominantly residential in character formed mainly of two storey dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None relevant to this application		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No letters of representation have been received from the public.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	No consultations have been received

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

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

None received	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See 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."

MATERIAL CONSIDERATIONS

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.

Impact on the Character and Appearance of the Area

The application dwelling is positioned on prominent corner plot at the junction of Desborough Road and Cherbourg Road. There is a good degree of spacing between the property and its road side plot boundary.

The proposal will be visible within the street scene. Given the single storey nature and modest height and roof form, the impact of the development is acceptable. The impact of the proposal is further mitigated by the use fop external facing materials that will match those used in the original dwelling. Such materials can be secured by condition.

The site is considered to retain an appropriate sized garden at the rear of the site. Therefore the proposals are not considered to result in the overdevelopment of the plot.

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. It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations have been received. The extension is of single storey only and is sited on the road side of the property. As such there is sufficient distance from the neighbouring dwellings to protect the light, outlook and privacy currently enjoyed by the occupants of the neighbouring dwellings.

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).

The submission does not result in an increase in bedrooms serving the property as such the application does not need to demonstrate any additional parking provision. 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 does not contain any trees offered protection by a tree preservation order. Furthermore 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 proposal complies with the requirements of policy 59.BE and therefore carries a recommendation to approve.