HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79270

DESCRIPTION	Two storey side extension & single storey rear extension
ADDRESS	15 Cumberland Close Chandler's Ford Eastleigh SO53 2JY

SITE VISIT DATE	3 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 seek to erect a two storey side extension and single storey rear extension. The proposed side extension will be set back from the front elevation by approximately 3.8m. The two storey extension is irregularly shaped in footprint. The extension will approximately be 5.1m deep and flush with the rear elevation. The witsth of the extension will change from 2.76m at the front of the property to 3.3m at the rear. The single story rear extension will have a hipped roof and a footprint that measures approximately 8.1m x 3.9m
TOPOGRAPHY	The site and the neighbouring properties are on relatively level ground.
TREES	There are no trees offered protection be a tree preservation order. Furthermore the proposal will not be in conflict with any trees that are if particular amenity to the area.
BOUNDARY TREATMENT	The rear boundary treatment is formed of a timber fence approximately 1.8m in height.
SITE CHARACTERISTICS	The site currently contains a two storey, pitched roof, brick built semi-detached dwelling. There is a flat roof garage that is adjoined to the neighbouring garage forming a pair.
CHARACTER OF LOCALITY	The house is part of an estate development, as such the surrounding properties are of a similar age, design and palette of materials.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/38570/001/00	Addition of bay window to front elevation and conservatory to rear	Permitted May 2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No Representations have been received from the public

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ENG	No Objection

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

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

None received		See below	x	

COMMENT ON CONSULTATION RESPONSES

No objection has been raised to the proposal

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		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:

There is a good degree of spacing from the existing dwelling to its road side plot boundary, which gives a sense of spaciousness to the area when looking both along Cumberland Close. The proposed side extension will be 0.6m from the shared boundary with No14 and approximately 7m from the built form of the dwelling No14. As such a visual gap between the sites will be maintained. Furthermore the proposed extension will be set back 3.8m from the front elevation creating a subservient form of development and reducing the prominence of the proposal in the street scene.

The proposed works are appropriate in scale and design and will incorporate external materials that match those used in the host dwelling. Such materials can be secured by condition. This rear extension is of single storey only and will not be readily visible from any street scene.

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.

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. 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 proposed two story extension will be approximately 15m from the rear boundary serving the property. Furthermore, there are already upper floor window serving habitable room in the rear elevation. As such the proposal will not give rise to any material harm to the light, outlook or privacy currently enjoyed by the occupant of the properties to the rear.

There are no upper floor windows in the side elevation facing the neighbouring property to the east (No14). There is a roof light within the roof slope serving the master bedroom. However, this window can be expected to be located above head height and therefore views across the neighbouring property will be prevented. Due to the distance between and the orientation of the properties the proposal is not considered to give rise to any material harm to the light and outlook from the neighbouring property No.14.

The proposed upper floor window on the front elevation will serve an en-suite and can therefore be expected to be obscure glazed to protect the privacy of the occupants. Furthermore this window will look out onto areas already open to public view.

The single storey rear extension will receive significant screening from the rear boundary treatments. As such the proposal is not considered to result in any material harm to the amenities of the neighbouring properties.

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 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 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 development complies with the requirements of Policy 59.BE and is therefore recommended for approval.