REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74536

ADDRESS	327 Leigh Road, Chandler's Ford, Eastleigh, SO53 3AS
DESCRIPTION	Two storey rear, single storey side extension and alterations to roof to provide first floor accommodation

SITE VISIT DATE	1 July 2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS	
DETAILED DESCRIPTION OF APPLICATION	• The application is proposing the construction of a two storey rear, single storey side extension and alterations to roof to provide first floor accommodation • The two storey rear extension would project 3.7 metres in depth, extend 7.9 metres in width and 7 metres in height • The single storey side extension would extend 2.2 metres in width from the flank wall of the proposed two storey side extension, it would project 4.8 metres in depth and 7 metres in height • The alteration to the roof would involve creating a new roof form to a pitched roof with half hip. It would be 4.3 metres in height, 13.3 metres in depth
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• The boundary treatment consists of a fence which is different in height along the boundary ranging from approximately 1 and 1.8 metres in height
SITE CHARACTERISTICS	• The site contains a detached bungalow • There is hardstanding sufficient for two vehicles • There is conservatory at the rear • There is a single storey shed which sits on the boundary with number 329 • The rear garden is large

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THE SITE AND ITS SURROUNDINGS	
CHARACTER OF LOCALITY	• The bungalow is on Leigh Road which is a very busy road • There are a mix of dwelling types ranging from bungalows to large two storey dwellings

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
Z/28097/000/00	Single storey rear extension	Granted 29/3/1985

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
None 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
Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029) Supplementary Planning Guidance : Quality Places (2011)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application is *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

NATIONAL PLANNING POLICY GUIDANCE

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

NA				

COMMENT ON REPRESENTATIONS RECEIVED

	NA				

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies

Saved 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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle of development

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.

Impact on the Character and Appearance of the Area

The application is proposing to significantly alter the appearance of the existing bungalow to form a two storey dwelling, the depth of the host dwelling would remain as existing.

Careful consideration must be given to roof alterations as their potential bulk and impact on the appearance and character of the building will interrupt a regular pattern in the streetscene. Whilst it is acknowledged the alteration to the roof form would increase the height of the roof by 1.1 metres and alter the roof form, it is also acknowledged the width would be reduced by 0.2 metres. Furthermore Leigh Road is characterised with a real mix of property types where a number of the dwellings have been altered and extended this is therefore a material planning consideration. The dwelling is set back from the highway by approximately six metres and the majority of the roof profile would be masked from view as it would generally be visible from the side elevation.

It is therefore considered that the two storey rear extension along with the alteration to the roof would on balance not cause undue harm to the streetscene.

The proposed single storey side extension would be set back from the highway by approximately nine metres and would extend 2.2 metres in width. It is considered that it would be a subservient addition which would be proportionate and in scale to the host dwelling.

The two storey rear, single storey side extension and alterations to roof to provide first floor accommodation represents a suitably designed householder extension which would not cause undue harm to the character and appearance of the host dwelling or indeed the surrounding street in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029) and Supplementary Planning Guidance : Quality Places (2011).

Residential Amenity

With regards to the impact upon the amenity of the occupiers of number 325 it is not envisaged that it would be significantly different in terms of the ground floor. There are two windows on the flank elevation of number 325, one which serves the bedroom and one which appears to serve the lounge. Number 327 would retain the window which would serve the bathroom and lounge, and three velux windows are proposed to be inserted into the roofslope which would look onto the roof of number 325. The plans have annotated that these windows will be positioned 1700mm above floor level, therefore the level of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

overlooking would be minimal and a condition will be imposed requiring the windows to be positioned as indicated.

The proposed single storey side extension would be sited away from these occupiers, therefore there would be no undue harm to these occupiers.

It is therefore considered that there would be no undue impact to these occupiers amenity from the proposal.

Number 329 is a relatively small bungalow much similar to the host dwelling, there is a concern that the proposed alterations could result in an overbearing extension. It is noted that number 331 is a two storey detached dwelling which does not appear to have undue impact to the amenity of the occupiers of number 329. Furthermore these occupiers have not objected.

There are no windows on the side elevation of number 327 therefore there would be no undue harm with regards to loss of privacy, outlook or overlooking.

The proposed single storey side extension would be sited adjacent to number 329's lean to. There would be approximately five metre separation distance and no windows are to be inserted in the flank elevation, therefore there would be no undue harm to the occupiers of number 329 amenity.

The two storey rear, single storey side extension and alterations to roof to provide first floor accommodation would not cause detrimental harm to the amenity of the neighbouring occupiers in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029) and Supplementary Planning Guidance : Quality Places (2011).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Pre-Submission 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

The two storey rear, single storey side extension and alterations to roof to provide first floor accommodation represents a suitably designed householder extension which would not unduly harm the character of the streetscene, or have an undue harm to the amenity of neighbouring occupiers in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan (2011-2029) and Supplementary Planning Guidance : Quality Places (2011).