HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68223

DESCRIPTION	Single storey rear extension and hard standing to front
ADDRESS	4 Greens Close Bishopstoke Eastleigh SO50 8JH

SITE VISIT DATE	13/1/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear extension. Extension has a pitched roof and measures 5.2m(w) by 5m(d) by 4.6m(h). Scheme will also increase the area of hard standing at the front by approx 11m2.
TOPOGRAPHY	Relatively flat
TREES	1 tree in rear garden will need to be removed to make way for extension. The tree does not have a TPO and is not of significant amenity value.
BOUNDARY TREATMENT	2m high boundary wall and high hedging
SITE CHARACTERISTICS	Detached bungalow set in a medium sized plot.
CHARACTER OF LOCALITY	Residential area of similar style properties each with a detached rear garden. The bungalow at no.6 has a large rear extension with a pitched roof (over 5m deep).

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

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Noted					

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."

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.

The pitched roof design matches that of the bungalow and its size is in proportion to the existing property. The extension is positioned at the rear where it can not be viewed from the street scene. The neighbouring bungalow at no.6 has a single storey rear extension of similar proportions to the proposal. Therefore the development should be sympathetic to the existing bungalow and should fit in with the character of the locality.

The single storey extension will be nestled between its garage (to the north west) and the neighbouring garage (to the south east). In this position it will not be viewed from the neighbouring properties and would not have an unacceptable impact by way of a loss of light, outlook, overbearing impact or overlooking.

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

At the front the drive is being increased by approx 11m2 to accommodate an additional car. This should not have a significant impact on the properties appearance, particularly as a large grass area is retained adjacent to the drive. The hard standing will have no impact on neighbours' amenity.

The development complies with the requirements of Policy 59.BE.

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 legislative background.

CONCLUSION

Recommend Permit