HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74243

ADDRESS	84 Pitmore Road, Eastleigh, SO50 4LW
DESCRIPTION	Two storey rear extension, side extension, alterations to roof including front dormer to provide first floor living accommodation, raised decking to rear and front porch

SITE VISIT DATE	29/4/2014
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 extension, side extension, alterations to roof including front dormer to provide first floor living accommodation, raised decking to rear and front porch • The two storey rear extension would form part of the side extension which is also two storey. The two storey side extension would extend from the flank wall by 2.8 metres in width, project 10.4 metres in depth and 7.2 metres in height • The two storey rear extension would extend from the two storey side extension would project 4 metres in depth, extend 11.6 metres in width and 7.2 metres in height • The alteration to the roof would include the raising of ridge by an increase of 2.4 metres. The front dormer would extend 2.6 metres in width, project 2.6 metres, and would be 2.6 metres in height • The front porch would project 2.7 metres in depth, extend 2.7 metres in width and 3.8 metres in height • The raised decking would project 4 metres in depth, extend 11.1 metres in width and overall height to include the balustrade would be 3.8 metres in height
TOPOGRAPHY	• The rear garden is fairly level to a certain point and then drops to the rear considerably
TREES	• There are no trees on site that would be affected by this proposal

THE SITE AND ITS SURROUNDINGS	
BOUNDARY TREATMENT	• The boundary treatment consist of an approximate 1.8 metre tall fence on the boundary with number 82. on the boundary with number 86 is a one metre tall wire fence
SITE CHARACTERISTICS	• The site contains a detached bungalow • At the front elevation there is a good size hardstanding sufficient for 4 vehicles • There is a garage that is attached and sits on the boundary with number 82 • There is a single storey side extension adjacent to number 86 • The rear of the bungalow is recessed with an original projecting single storey rear extension • The rear garden is fairly level and then drops dramatically to the woodlands at the rear.
CHARACTER OF LOCALITY	• Pitmore Road has a real varying degree of property types. This particular side of Pitmore Road, the rear gardens back onto woodland and a river

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
NA		

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 River Buffer 25m

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S
Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011)

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

Policy DM1 of the Revised Pre-Submission Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places (2009)

CHARACTER APPRAISAL AREA

Eastleigh 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 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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

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 proposed two storey side and rear extension would significantly alter the host dwelling and in effect create a two storey dwelling. The character of Pitmore Road is such that there is no uniform approach to housing types and a number of bungalows have been altered to create two storey dwellings.

The alteration would include raising the ridge and changing the roof profile to facilitate the first floor accommodation. The Quality Places SPD states that rooflines form an important element of the streetscene and can have a have a harm effect if not carefully designed.

A number of properties have dormers at the front elevation, the proposed front dormer would therefore not appear out of character and is considered acceptable.

During a recent site visit a number of dwellings were observed that have been extended, and do not appear to have caused any harm to the character and appearance of the area.

The Quality Places SPD states that the design and appearance of the front of houses are important aspects in defining the character of residential areas. Only modest front extensions, which are in keeping with the character of the existing house, will be allowed.

The proposed front extension is considered acceptable, as it would be in proportion and scale to the host dwelling.

The proposed raised decking to the rear is considered acceptable as it would not cause undue harm to character and appearance of the host dwelling.

The two storey rear extension, side extension, alterations to roof including front dormer to provide first floor living accommodation, raised decking to rear and front porch, would not result in undue harm to the character and appearance of the host dwelling or indeed the surrounding streetscene, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Residential Amenity

The proposed two storey rear and side extension will be sited adjacent to the neighbours eitherside. With regards to the impact upon the occupiers of number 82, four velux windows are proposed, three will serve two bathrooms, and one will serve the landing. Such windows do not afford great outlook, and whilst it is acknowledged that these occupiers do not have any windows from the host dwelling which overlook them and therefore this could have an impact to their privacy. As it has already been mentioned the windows will serve the bathroom and hall. As these are not habitable the nature of their usage and frequency is vastly different to a bedroom or lounge, therefore the level of overlooking would be minimal.

The host dwelling is set back slightly to the rear of the adjoining occupiers. The proposed two storey rear extension is proposing a Juliette balcony. There is also the raised decking which is also proposed at the rear, where two large sets of patio doors are proposed.
The rear of the host dwelling will be set back by approximately seven metres from either neighbours, and will look onto the parts of the rear gardens which backs on the woodland. It is therefore considered that there would be no undue impact to the amenity of these neighbours.

With regards to the impact upon the occupiers of number 86. One velux window is proposed to the roofslope, which will serve a bedroom, and door and small window on the ground floor flank elevation. It is recommended that a condition will be used to requesting obscure glazing or the position of the velux to be positioned 1.7 metres above floor level.

The front dormer which is proposed as part of the alteration to the roof is considered acceptable as there would be approximately twenty metres separation distance from the occupiers opposite. This distance is sufficient to ensure that there would be no undue harm to these occupiers.

Two storey rear extension, side extension, alterations to roof including front dormer to provide first floor living accommodation, raised decking to rear and front porch, is considered that there would be no undue impact to the residential amenity of these occupiers in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and the Quality Places SPD (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

Two storey rear extension, side extension, alterations to roof including front dormer to

CONCLUSION
provide first floor living accommodation, raised decking to rear and front porch, represents a suitably designed householder extension that would not unduly impact on the character and appearance of the host dwellinghouse and surrounding area, or on the amenities of occupiers of any neighbouring properties, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), and the Quality Places SPD (2011).