HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68185

DESCRIPTION	Alterations to roof including rear dormer and velux windows. Single storey rear extension and rear conservatory.
ADDRESS	70 Park Road Chandler's Ford Eastleigh SO53 1GN

SITE VISIT DATE	2/2/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear extension to infill South West corner of the house. Extension has a pitched roof and forms a rear gable end. It has two high level frosted windows on the side elevation. Extension measures 7m(w) by 3.5m(d) by 4.9m(h). Attached to the rear extension is a pitched roof conservatory measuring 3.5m(w) by 3.5m(d) by 3.4m(h). Scheme includes a roof conversion with 5no. front & side velux windows and 1no. rear dormer window. Dormer window is pitched and measures 2.2m(w) by 2.7m(d) by 2.2m(h).
TOPOGRAPHY	Site slope upwards to the rear
TREES	None affected
BOUNDARY TREATMENT	Predominantly 2m high close boarded fencing and various outbuildings.
SITE CHARACTERISTICS	Bungalow in a medium sized plot. At the rear of the property is a cover area that will be removed to make way for the extension.
CHARACTER OF LOCALITY	Residential area. The property is in the middle of a row of bungalows. No.68 has converted and extended its roof to the rear. No.72 a flat roof rear extension of a similar size to the proposal.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary 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

Not Within Chandler's Ford and Hiltingbury 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	X	See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

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.

Although the proposal has many elements they all share the same style pitched roof that ties the scheme together. The proposed rear extension, conservatory and dormer window are in proportion to the property and to the adjoining neighbours both of which have reasonable extensions. The proposal is positioned at the rear of the site where it can not be easily viewed from Park Road.

The proposed rooflights along the side of the property face onto the roves of the neighbouring bungalows (the side rooflight in no.68 being right at the front of the roof). The new side windows in the extension are high level and obscured glazed. The windows in the conservatory will be mostly hidden behind a high fence on one side and a blank extension wall on the other. Therefore the scheme will not create material overlooking. The proposed extension and conservatory is single storey and a sufficient distance away from neighbours so not to appear imposing or materially affect daylight.

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

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