HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68359

DESCRIPTION	Addition of boxed dormer to side
ADDRESS	2 Linden Grove Chandler's Ford Eastleigh SO53 1LD

SITE VISIT DATE	24.1.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of side dormer measuring 2.5m (h) by 3.5m (d) by 3.5m (w) to allow for a 1st floor bathroom and store.
TOPOGRAPHY	Gentle slope downwards from E to W
TREES	N/A
BOUNDARY TREATMENT	Mixture of fencing and wall with mature tree screening behind.
SITE CHARACTERISTICS	Small detached bungalow on a small plot.
CHARACTER OF LOCALITY	Residential area of similar, largely unaltered bungalows. Part of the Linden Grove Character Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/52934	Single storey rear extension and erection of shed at rear	Permitted 2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received.

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

Chandler's Ford and Hiltingbury Character Area – Linden Grove

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		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	See below		
N/A					

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 size and design of the dormer is considered to be sympathetic to the existing property and the character of the locality. The proposal has been calculated to extend the cubic content of the roof space by 15.31cm2, this added to the cubic content of the existing dormer (12.71cm2) results in a total roof extension of less that 50cm2 and is therefore deemed to be permitted development.

The proposal is not considered to result in an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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/or legislative background.

CONCLUSION

In view of the above this application is recommended for approval.