HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73788

ADDRESS	49 Ladywood, Eastleigh, SO50 4RW
DESCRIPTION	Single storey front and side extensions and enlargement of chimney stack

SITE VISIT DATE	24/1/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS	
DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a single storey front and side extensions and enlargement of chimney stack • The proposed single storey front extension would project 1.5 metres in depth, extend 6.8 metres in width and would be 3.5 metres in height. • A canopy is also proposed as part of single storey front extension which would project 1.3 metres beyond the front extension. It would extend 2.7 metres in width and be 3.9 metres in height • The proposed single storey side extension would extend 1.1 metre in width, project 1.6 metres in depth and would be 2.9 metres in height to the ridge of the mono pitch • The enlargement of the chimney is proposed to increase in height by 1.1 metres, to an overall of 7.9 metres
TOPOGRAPHY	• Flat and level
TREES	• There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	• Close boarded fence which is approximately 1.8 metres in height
SITE CHARACTERISTICS	• The site contains two storey detached dwelling • The dwelling is located on a cul-de-sac • The front hardstanding provide parking for three vehicles • The dwelling has been extended to include a two storey rear extension • The garage has been converted to a bedroom

THE SITE AND ITS SURROUNDINGS	
CHARACTER OF LOCALITY	• The surrounding area is characterised with two storey detached dwellings • The area has a number of trees which are designated TPO's

RELEVANT PLANNING HISTORY		
REFERENCE	DESCRIPTION	DECISION
Q/08/62146	Enquiry: Proposed garage conversion	A planning application is not required 12/02/2008
Z/25308/000/00	Two storey rear extension	Granted 13/5/1981

REPRESENTATIONS RECEIVED	
SOURCE	SUMMARY OF CONTENT
47 Ladywood	Concerns about parking and that the front extension will restrict the parking on the existing hardstanding. The occupiers park their cars in front of other properties when they have visitors.
51 Ladywood	Concerned about how this front extension will impinge upon the parking space within the close. I wish to make the council aware that the sketch plan showing the proposals is incorrect and may be misleading. A lot more parking space is shown on the plan than is actually the case. The plan shows three cars parked on the property. The drawing indicates that all cars are parked well clear of the boundry line of the property and clear of the council service strip. This will not be possible as the accuracy or the scale quite incorrect. This development will force even more vehicles to park on this already very busy close which is shared by cars and people (no pavement) I think this should be taken into account in finalising the concept of this proposal.

CONSULTATION RESPONSES	
CONSULTEE	SUMMARY OF RESPONSE
None received	

POLICY CONTEXT
DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT
DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S
Eastleigh Borough Local Plan Review (2001-2011) 59.BE Policy DM1 of the Revised Draft Eastleigh Borough Local Plan 2011-2029 Supplementary Planning Guidance : Quality Places

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
None received

COMMENT ON REPRESENTATIONS RECEIVED					
	2		See below		
The comments made about parking cannot be considered when discussing the merits of this application, as they do not fall within the planning remit. However, during a recent site visit no parking restrictions such as yellow line were observed.					

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

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 Quality of 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.

Front extensions such as the one proposed, are not a common feature in the streetscene, and as such can have an adverse impact to the character and appearance of the streetscene.

The proposed single storey front extension would be built in line with the existing front extension, which was a garage and has been converted to a bedroom. As part of this application a canopy is proposed which would project 1.3 metres further in depth than the proposed single storey front extension.

It is considered that when taking into account that the proposed single storey front extension would be extending the existing front extension, this element of the proposal is acceptable, as is the canopy. The proposed single storey front extension would be of an appropriate scale and is not considered to have a detrimental impact to the streetscene.

The proposed single storey side extension would only be visible when standing directly in front of the host dwelling. In fact owing to the proposed single storey front extension it would be masked from view. Taking this into consideration and that the dimensions of the proposed single storey side extension would create a subservient addition, this element of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the proposal is considered acceptable

The enlargement of the chimney stack would increase the height of the existing chimney by 1.1 metre. There is a conifer tree at the front elevation which is taller than the host dwelling which already masks the existing chimney stack. It is considered that the increase in height would be predominantly shielded from view, thus would not be harmful to the streetscene and is therefore considered acceptable.

A new window is proposed to the first floor which would serve the bathroom. The insertion of the window was not included in the description of works and has therefore not been assessed. However planning permission is not required as the window is of similar appearance to those used in the construction of the house, and is therefore permitted development.

It is considered that the single storey front and side extensions and enlargement of chimney stack, represents a suitably designed householder extension, which would not be detrimental to the character and appearance of the host dwelling or the streetscene, in accordance with Policy 59.BE Eastleigh Borough Local Plan Review (2001-2011).

Residential Amenity

The proposal would not result in anymore overlooking than that is currently experienced; it is therefore considered that the proposed single storey front and side extensions and enlargement of chimney stack would not have a detrimental impact to the amenity of neighbouring occupiers, in accordance with Policy 59.BE Eastleigh Borough Local Plan Review (2001-2011).

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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 proposed single storey front and side extensions and enlargement of chimney stack, would not have and adverse impact to the character and appearance of the dwelling or indeed the streetscene, or to the amenity of neighbouring occupiers, in accordance with saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011).

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