HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68111

DESCRIPTION	Single storey rear extension and access ramp at front
ADDRESS	65 Lawn Road Eastleigh SO50 4GG

SITE VISIT DATE	22/12/10
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	This application seeks approval for the construction a 2.0m deep single storey rear extension and an access ramp to the front
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	Open low gate frontage. 1.8m side and rear close board fencing
SITE CHARACTERISTICS	Semi detached property with recessed front elevation and side passageway. Corner lounge creates design feature typical of the area.
CHARACTER OF LOCALITY	Lawn Road consists of regular rows of semi detached properties with gabled end frontages front driveways and corner lounge design features. Some of the properties have had rear additions and use the front area as driveways or landscaping.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	

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

Eastleigh Character Area ELAC 5

SPECIAL POLICY AREA

N/A

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		
Other …					

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

Permitted Development

Under the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2008, Schedule 2, Part 1, Class A, a planning application is not required for the proposed single storey rear extension as it does not extend beyond the rear wall of the original dwellinghouse by more than 3.0 metres.

MATERIAL CONSIDERATIONS

Given that planning permission is not required for the rear extension, the application will assess the access ramp against the criteria of policy 59.BE

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 proposed access ramp and its associated fencing is considered to be sympathetic to the existing property and the character of the locality due to its low level height and recessed siting towards the front of the dwelling. The ramp will provide necessary access for disabled persons to complement the internal rearrangements, with minimal external visual impact on the appearance of the existing property or impact on the area character. Furthermore as the development is low level, no condition is required to further improve its appearance. Therefore the development meets the requirements of Policy 59.BE.

There would not be an unacceptable impact to neighbouring properties 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.

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

Recommend Approval