HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68427

DESCRIPTION	Single storey front extension and alterations to roof to provide first floor accommodation with 2No. Rear dormers
ADDRESS	94 Brownhill Road Chandler's Ford Eastleigh SO53 2FL

SITE VISIT DATE	9.2.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey front extension measuring 4m (w) by 4.2m (h) by 3.3m (d) with a pitched roof. Instillation of 3no. velux windows into the northern (front) roof elevation. Alterations to the rear roof elevation to provide 2no. dormer windows each measuring 2.1m (w) by 2.1m (h) by 1.4m (d) with hipped gables to make existing roof pitch and 1no. velux window.
TOPOGRAPHY	Flat
TREES	None affected by this application
BOUNDARY TREATMENT	To the front: Mature bushes and trees on the frontage and 1.5m growing to 1.8m close boarded fence to the both side boundaries To the rear: Mixture of 1.5 and 1.8m fencing and brick walls with mature, high trees and bushes
SITE CHARACTERISTICS	Large detached bungalow on a large plot set away from the road.
CHARACTER OF LOCALITY	Residential area of mixed dwelling types

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
CRT	No objection but please condition that no materials are placed or stored beneath the canopy of the three trees.
HEH	We recommend that the following conditions are imposed for amenity

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	protection reasons. NS05 HOURS OF WORK No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays. NS18 NO BURNING The burning of materials obtained by site clearance or from any other source must not take place on this site without the prior written consent of the local Planning Authority.

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

None

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		See below	x	
CRT - A condition has been added, as requested, to protect the TPO'ed trees HEH – Conditions NS05 and NS18 have not been added as they are not considered reasonable or necessary for the proposed development.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	x	See below		

COMMENT ON REPRESENTATIONS RECEIVED

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."

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 application site lies within the urban edge and within an established residential area where the principal if development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

The size and design of the proposed single storey front extension is considered to be sympathetic to the existing property and the character of the locality due to its sympathetic size, siting, and design. The skewed positioning of the properties and generous size plots and good screening all coordinate to ensure that the development to the front of the property will remain inconspicuous within the plot and area character. The proposed front extension will not result in any unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

No.94 Brownhill Road has a single dormer in the rear roof plane which suggests that there is a general acceptance for such proposals. The proposed rear dormers are considered to be sympathetic to the existing property. Although the proposed dormer windows will allow overlooking into neighbouring gardens, the good level of boundary screening and the brick garage structures on the boundary at No.92 and No.96 restrict the ability to overlook the neighbouring properties and therefore it is not considered necessary to apply condition to these windows. The dormer windows will not be visible from the street and therefore will not have any adverse impact on the street scene or the character of the area.

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 legislative background.

CONCLUSION

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