HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68567

DESCRIPTION	Single storey rear extension
ADDRESS	28 Alexandra Road Chandler's Ford Eastleigh SO53 2BN

SITE VISIT DATE	22/3/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Proposed single storey rear extension with a mono pitch roof containing 3.no velux windows measuring 7m(w) by 2.9m(d) by 3.8m(h)
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	1.8m close boarded fence with mature planting in front to all rear boundaries.
SITE CHARACTERISTICS	Large detached two storey dwelling on a large plot with large front and rear gardens and driveway parking. Previously extended with a single and two storey addition to the side.
CHARACTER OF LOCALITY	Residential area of similar detached two storey dwellings of varying designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/12747/001/00	Two storey rear extension following demolition of garage	Permitted July 2002
Z/12741/000/00	Erection of covered way	Permitted Nov 1971

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received.
HEH	Located on a formerly excavated site, as shown on historical Ordnance Survey mapping. We recommend that the applicant is advised that: The application site lies on a formerly excavated site. The presence of 'made ground' and/or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number/

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination. We also recommend that the following conditions are imposed for amenity 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 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

Chandler's Ford and Hiltingbury Character Area - Scantabout Avenue & Peverells Wood

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	

HEH conditions - The environmental protection conditions suggested by the Head of Environmental Health have been noted however have not been imposed as they are "not relevant to planning" being covered by the Statutory Nuisance powers open to the Environmental Health Section, thereby failing

COMMENT ON CONSULTATION RESPONSES

one of the six tests of the imposition of planning conditions. A note to applicant has however been added as requested.

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."

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 of 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 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 generous size plots and good screening all coordinate to ensure that the development will remain inconspicuous within the plot and area character.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the existing property and the appropriate size and design of the proposed development. Adequate garden foliage also protects the development from any adverse impact on neighbouring properties.

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

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