REF. NO. F/11/68377

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	One and two storey rear & first floor side extensions and new front porch. 62 Lakewood Road, Chandler's Ford, Eastleigh, SO53 5AA.

SITE VISIT DATE – 02/02/2011

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to provide enlarge ground floor accommodation, together with an additional bedroom at first floor level (5 in total), as well as some internal remodelling to make better use of the existing accommodation.
SITE AREA	Approx 2290 sqm.
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	There are quite a number of trees on site, some of which are subject to individual and group preservation orders.
BOUNDARY TREATMENT	All site boundaries are marked by 2.0 – 3.0 metre high hedges and other mature planting and trees.
SITE CHARACTERISTICS	Late 1920s detached two storey dwelling on a large well screened plot. Existing extensions to the side and a detached double garage to the front. Generous front garden and large private rear garden with mature trees and planting.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of large detached two storey dwellings on well treed generous plots. Lakewood Road is also part of the Hiltingbury and Hocombe Park Special Policy Area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/28834/003/00	Erection of double garage.	Approved Nov 1991
Z/28834/002/00	Extension.	Approved Oct 1987
Z/28834/000/00	Extension.	Approved Apr 1986
1755	House.	Approved 1929

REPRESENTATIONS RECEIVED

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SOURCE	SUMMARY OF CONTENT
60 Lakewood Road	Object. A number of the new first floor windows would overlook a patio area resulting in a loss of privacy.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No objection. Request that a condition be included preventing materials from being stored under the crown spread of trees.
Head of Environmental Health	No objection. Amenity protection conditions recommended.
Chandler's Ford Parish Council	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special Policy Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) : 59.BE & 181.LB
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Document : Chandler's Ford and Hiltingbury Character Areas – Hiltingbury and Hocombe Park SPA

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 the principle of that proposed, its layout and design, impact on the residential amenity of neighbouring properties, protected trees, as well as the street scene and character of the SPA.

COMMENT ON CONSULTATION RESPONSES

All comments are noted.

COMMENT ON REPRESENTATIONS RECEIVED

See residential amenity below.

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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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."

The proposal is considered to comply with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge and within an established residential area where the basic principle of development is acceptable. Any formal approval is based upon the nature, design and impact of that proposed being considered appropriate and to accord with the relevant saved policies of the local plan. In this instance the relevant policies are 59.BE and 181.LB

Policy 59.BE requires all new development to take proper account of its surrounding context, neighbouring uses and natural features worthy of retention.

Policy 181.LB relates specifically to the Hiltingbury and Hocombe Park Special Policy Area (SPA). This requires any new development within the SPA to respect the established wooded arcadian character of the area.

Layout & Design – The main part of the proposal is a one and two storey rear addition which will house a new large kitchen / breakfast / family space, together with an enlarged existing reception room. This has be designed to have a slightly more contemporary external appearance but still respecting the design and materials of the existing house.

The other elements of the proposals are a first floor extension to either end of the house to replace current dormer projections. These have been designed to remain subservient to the main house by being set back at first floor and with lower ridgeline, following pre-application advice. These additions follow the original architectural style of the house, as does the new front porch canopy.

Overall, the proposals are considered to be acceptable, respecting the house and resulting in an attractive modernised property.

Residential Amenity – The occupiers of the neighbouring to the south, No.60 Lakewood Road, have raised concerns that some of the proposed new windows will allow views of their patio area at the rear of their property. While these concerns are understood, it is felt that due to the proximity of the windows to this patio area, together with their orientation and the tall mature plant screening along the boundary, there is unlikely to be any unacceptable overlooking or loss of privacy to this patio area or any windows in the neighbouring dwelling. The resulting development would actually be better than the current situation which has a large side facing window looking directly at No.60. There are also not considered to be any issues of loss of light or outlook.

Trees – The Borough's Tree Services Manager has visited the site and is satisfied that the proposed works will not result in any harm to trees on site. The recommended condition regarding the storage of materials is included.

Street Scene & Area Character – The prominent elements of the dwelling's front elevation will be retained and enhanced by the new porch and first floor side extensions, helping to better frame the existing two storey front projection. This will result in a quite hansom house which will help to enhance the current street scene. With regards to the character of the area, the proposed additions and alterations are considered to be respectful and comply with the requirements of saved Policy 181.LB and the SPA.

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.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.