HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68268

DESCRIPTION	Erection of single storey rear extension
ADDRESS	61 Allbrook Knoll Eastleigh SO50 4RY

SITE VISIT DATE	07/03/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	This application seeks approval to construct a wrap around extension extending 2.125m deep from the rear wall of the house and 5.3m from the rear of the attached garage to a width 2.125 and 3.2m in height
TOPOGRAPHY	Land slopes from south to north
TREES	None affected
BOUNDARY TREATMENT	1.8m high fence
SITE CHARACTERISTICS	Link detached property along the northern boundary of the estate. Property is linked by the garage with a front driveway. No previous extensions
CHARACTER OF LOCALITY	Allbrook Knoll consists of mainly semi detached properties or linked detached all of similar house types. Rear additions are a feature of the area with subservient designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
ALLB	None received
HEH	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 / location of service penetrations. The applicant should also

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	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 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.

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 30

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		See below	x	

The hours of work condition is not considered reasonable for the size and scale of the development proposed and does not meet the tests of Circular 11/95 on imposing planning conditions. Therefore a note to applicant will be added instead.

COMMENT ON REPRESENTATIONS RECEIVED

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."

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 size and design of the proposed extension is considered to be sympathetic to the existing property and the character of the locality due to its sympathetic size, siting and design. There are a number of rear additions within the area, and the proposal is considered to be respectful to the host environment. The site is along the northern boundary of the estate, backing onto woods, thus any development to the rear will have minimal impact on the street scene or character of the area. It is accepted that the proposal, as a result of its wrapped design, elongates the existing roof slope of the garage, however as the neighbouring property (No. 60) as an extension on the linked garage, it is not considered that the proposal will result in an intrusive or incongruous form of development.

Also, for the above reason, 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/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommend Approval