**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68387**

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|---|---|
| DESCRIPTION | Single storey rear extension (Partially Retrospective) |
| ADDRESS | 1A Stourvale Gardens Chandler's Ford Eastleigh SO53 3NE |

| | |
|---|---|
| SITE VISIT DATE | 08/02/11 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | This application seeks approval to construct a 1.07m wide x 2.9m deep x 4.0m high rear extension |
| TOPOGRAPHY | Road slopes significantly from South to North into Stourvale Gardens, Trevose Crescent from west to east |
| TREES | None affected |
| BOUNDARY TREATMENT | 1-2+m high fence / wall running along the boundary northern boundary entering Stourvale Gardens |
| SITE CHARACTERISTICS | Corner site of Trevose Crescent and Stourvale Gardens, property split into 2 residential flats incorporating a loft conversion and 2 rear amenity areas and rear detached garage entering onto Stourvale Gardens. |
| CHARACTER OF LOCALITY | Within the Trevose Crescent/Weardale Road area of the Chandlers Ford and Hiltingbury Character Area, incorporating an area of predominantly bungalows and significant changes in levels. The converted pair of 3 and 5 Trevose Crescent/1a Stourvale Gardens comprises the only semi detached two storey dwelling within the immediate area/street scene, with Stourvale Gardens hidden to the north down a steep slope and comprising of detached two storey dwellings set back from Trevose Crescent. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/19911/000/00 | Rear detached garage | PER Dec 1979 |
| Z/19911/001/00 | CONVERSION OF EXISTING HOUSE TO 2NO. TWO BED FLATS WITH TWO STOREY SIDE AND SINGLE STOREY FRONT EXTENSION AND ADDITION OF REAR FACING DORMER | PER 05/04/04 |
| F/09/63305 | Dormer window to front and car port to cover existing rear parking spaces | REF 2009 |
| F/10/66748 | Velux windows to front and car port to cover existing rear parking spaces | PER 2010 |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| F/11/68386 | Retrospective: Erection of summer house, installation of garage door and additional fencing | Application pending |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None received | |
| | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| | |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>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
Within Trevose Crescent/Weardale Road area of the Chandlers Ford and Hiltingbury Character Area

**CHARACTER APPRAISAL AREA**

Chandler's Ford and Hiltingbury Character Area

**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, highway matters, street scene and character of the area

**COMMENT ON CONSULTATION RESPONSES**

| | | | | |
|---|---|---|---|---|
| None received | | See below | | |
| Condition to be added. | | | | |

**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 application is partially retrospective as the shell of the rear extension has already been constructed. Policy 59.BE of the Local Plan will be used to assess the acceptability of the scheme by way of its siting, size and design.

The sloping ground levels result in a slightly higher and deeper extension necessary in usual circumstances for the accommodation of bicycles. The development will be hidden from the street scene by the existing lobby/entrance and its design by way of the lean to roof is considered sympathetic to the roof of the lobby. Therefore the proposal is considered acceptable and in compliance with the criteria 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 due to the appropriate siting of the development

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.