HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68422

DESCRIPTION	Two storey side extension
ADDRESS	12 Merrieleas Close Chandler's Ford Eastleigh SO53 2FP

SITE VISIT DATE	16/2/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of a two storey side extension measuring 2.5m stepping out to 3.6m (w) by 7m (h) by 4.5m stepping out to 7m (d) with front and rear facing dormers and half hipped roof following removal of the car port and demolition of the detached garage.
TOPOGRAPHY	Merrieleas Close slopes upwards SW to NE and levels off. Application site is flat and level.
TREES	Blanket TPO H58 across site
BOUNDARY TREATMENT	Mixture of shrubs/mature planting, 1.8m fencing, and side elevation of garage.
SITE CHARACTERISTICS	Attractive two storey chalet bungalow with two front facing dormer windows set at the turning head of the close. The property is set well back from the road and has a feeling of space between it and its neighbour. To the side there is a car, behind which there is a detached garage.
CHARACTER OF LOCALITY	As you enter Merrieleas Close the dwellings are largely unaltered single storey bungalows with a uniform building line leading up to the turning head where there is a cluster of two storey chalet bungalows/dwellings which are set back from the road and have a spacious and open appearance within the plot and give an open character to the road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
PD	Rear Conservatory	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
52 Park Road	• First floor windows will look over house causing loss of privacy to bedroom, kitchen, dining room, patio and garden

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTEE	SUMMARY OF RESPONSE
CFD	No response received.
CRT	I do not object to the above application. Please make as a condition of planning that the contents of the Arboricultural Statement produced by CBA Trees is adhered to fully both during the demolition of the garage and the building of the extension. Please as a separate condition specify the need for a pre-commencement meeting to take place between the LPA arboricultural officer, the appointed arboriculturalist and the site manager before demolition takes place in order to ensure that the Arboricultural Statement is complied with.
HEH	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. 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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
The conditions requested by HEH have been noted but are not considered relevant to this application.				

COMMENT ON CONSULTATION RESPONSES

The condition requested by CRT regarding compliance with the Arboricultural Statement and a site meeting have been noted and are considered relevant if the application were recommended for approval.

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	

The loss of privacy to No.52 Park Road has been considered however it is not felt that the side extension will have a detrimental impact of the privacy of No.52 as mature planting and trees will remain within their boundary and continue to screen them from the proposed development. The screwed position of the application site in relation to No.52 is such that any overlooking as a result of the proposed development would be limited.

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.

While the building itself is unlikely to have any direct impact on neighbouring properties in terms of loss of light or privacy, there are concerns that the size, scale and height of the structure would have an adverse impact on the character and appearance of the street scene and locality. As you enter Merrieleas Close the dwellings are largely unaltered single storey bungalows with a uniform building line leading up to the turning head where there is a cluster of two storey chalet bungalows/dwellings which are set back from the road and have a spacious and open appearance within the plot and give an open character to the road.

Policy 59.BE requires that development take full and proper account of the context of the site including the character and appearance of the locality however the proposed extension does not respect the open and spacious character of the street. It height and scale will create an unacceptable and incongruous feature with an overbearing prominence that would result in development which would be harmful to the visual amenity and character of the area.

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 refusal.