HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68448

DESCRIPTION	Two storey side and rear extension, front porch, and provision of additional living accommodation within loft space
ADDRESS	148 Kingsway Chandler's Ford Eastleigh SO53 5BZ

SITE VISIT DATE	2.3.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposal includes: • Open sided front porch with pitched roof measuring 3m(w) by 3.3m (h) by 1m(d) • Side extension to provide attached garage measuring 3m(w) by 5.8m(d) by 5m(w) with a lean too roof which continues at the same pitch from the eaves of the existing roof following demolition of existing detached garage. • Rear Extension extending across the full extent of the existing property, measuring 12.2m(w) by 5m(d) by 8m(h) with a roof at the same pitch as existing, 2.no side windows facing south, 1.no velux window in northern roof plane and French doors and windows with Juliette balcony facing west. • 3.no velux windows in the rear roof plane
TOPOGRAPHY	Slopes gently downwards from north to south
TREES	None affected by application
BOUNDARY TREATMENT	Front – relatively open with mixture of low level wall (approx 0.3m) and hedges (to max of 2m)
SITE CHARACTERISTICS	Large attractive, symmetrical/balance two storey detached dwelling set back from the road with white render and pitched roof. There is a detached flat roofed garage.
CHARACTER OF LOCALITY	Residential area of large detached two storey dwellings of differing styles and appearances. Most properties are set back from the road and retain space between properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received.
HEH	No objection in principle to the proposed development. 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

Chandler's Ford and Hiltingbury Character Area - Kingsway

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 one of the six tests of the imposition of planning conditions

COMMENT ON REPRESENTATIONS RECEIVED

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 original proposals were considered unacceptable due to the side extension having a bulky appearance which was uncomplimentary to the host dwelling, the front facing velux windows being out of keeping within the street scene, and the plans not accurately reflecting the relationship between the site and its adjacent neighbours. Accurate amended plans have been received which show a reduced side extension and have removed the front facing velux windows.

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.

The size and design of the front porch is considered to be sympathetic to the existing property and retains the balanced appearance of the frontage of the property. The property is relatively run down so the addition of a front porch will enhance its appearance within the street scene. The proposed porch will not have any impact on neighbouring properties due to its siting and design and will not result in any loss of light /outlook.

The size and design of the side extension is considered to be sympathetic to the existing property and does not detract from the character or appearance of the street scene or wider area. The amended roof design, continuing from the eaves of the original roof at the same pitch, has reduced the bulk and height of the side extension and now complements the host property by allowing it to retain its original symmetrical appearance within the street scene. The amended side extension, although 2m higher (to the eaves) than the existing flat roved garage, is now set away from the boundary by 2m thus reducing its impact on No.150 Kingsway and will not therefore result in any loss of light or outlook.

The size and design of the rear extension is considered to be sympathetic to the existing property. Although a relatively deep extension at 5m, the rear elevation will only be brought out beyond the rear build line of adjacent properties by 1m therefore its impact on neighbouring properties is

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

considered to be minimal and will not result on any loss of light or outlook. The proposed windows in the south elevation could result in overlooking of No.146 therefore a condition has been imposed for these windows to be obscure glazes and non opening to protect amenity of residents in No.146 – the rooms served by these side windows are also served by a principal windows and therefore this condition is not considered to be unreasonable. The proposed new French doors/windows and Juliette balcony at 1st floor on the rear elevation are considered to be acceptable and will not result in an unacceptable level of 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 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.