MINOR DEVELOPMENT PLANNING APPLICATION REPORT REF. NO. F/15/76643

DESCRIPTION	Construction of 1no. four bed two storey dwelling following demolition of existing dwelling and garage
ADDRESS	21 Western Road, Chandler's Ford, Eastleigh, SO53 5DG

SITE VISIT DATE	22/7/15
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a four bed two storey dwelling
SITE AREA	• 00.06 hectares
TOPOGRAPHY	• There is a noticeable incline when approaching the application site
TREES	• Yes but none will be affected
BOUNDARY TREATMENT	• Mix of low dense hedges and wire fence
SITE CHARACTERISTICS	• The application site contains a detached bungalow set in a spacious plot • There is a driveway which leads to the rear of the property • There rear garden is level for a small part then raises by approximately 0.5 metres in height to the remaining garden
CHARACTER OF LOCALITY	• The immediate surrounding area contains a mix of property styles which have generally been extended

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
14 Western Road	1/ Being a two storey construction it will overlook our property leading to a loss of privacy. 2/ A two storey construction will be visually intrusive and block out the line of trees currently behind 21 and 19 Western Road, spoiling our view. 3/ The external design of this two storey structure is overall in apperance a block of brick and tile, again visually intusive. 4/ A two storey structure in our speific neighbourhood of Western Road is overdevelopment, as the existing neighbouring properties consist of six bungalows and two houses. The two houses being of the same floor space as our bungalow when built in the mid 1950s. The majority of properties in Western Road, Thorold Road and Sherwood Road are bungalows, this two storey property is out of keeping with the neighbourhood.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received
CRT	I can confirm that I do not object to the above application. Please use the following condition: 1.No development shall start until: a site meeting has taken place where a representative from the Local Planning Authority has inspected and approved the protective fencing and that it is erected as per the Tree Protection Plan (ECO 1) Once approved no access by vehicles, storage or use of machinery, equipment or materials shall take place within the fenced area. The fencing shall be retained in its approved form for the duration of the work.
CRE	No objection. The surveys undertaken meet with best practice standards. A small brown long eared roost is present within the loft space which will be lost once the house is demolished. The mitigation of a replacement loft for long brown eared bats is appropriate and I

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	can confirm that I have no objections providing the following conditions and informative are placed on any permission granted; *Bat mitigation will be provided in conformity with that detailed within paragraph 4.4.1 amended Ecological Impact Assessment June 2015 or any amendments within the Natural England licence.* ***Reason:*** *To ensure protection of the brown long eared roost* **Informatives** *A bat licence must be obtained from Natural England before demolition commences and appropriate mitigation provided within the new Build* *No vegetation clearance will be undertaken during the bird nesting season from the beginning of March to the end of September to ensure no harm to nesting birds*

POLICY CONTEXT

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

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) saved policies 25 NC,26.NC, 28.ES, 59.BE, 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM2, DM9, DM24 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and

- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance: Quality Places (2011)
Supplementary Planning Guidance: Biodiversity (2009)
Supplementary Planning Document: Environmentally Sustainable Development (2009)
Supplementary Planning Document Residential Parking Standards (2009)
Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area Appraisal (2005)

CHARACTER APPRAISAL AREA

Chandlers Ford & Hiltingbury Character Area - Kingsway

SPECIAL POLICY AREA

NA

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to residential amenity, highway matters, trees, nature conservation, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

These will be addressed in the report.

COMMENT ON REPRESENTATIONS RECEIVED

These

PLANNING OBLIGATION/CONSIDERATIONS

NA

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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

Principle

Paragraph 60 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative. It is, however, proper to seek to promote or reinforce local distinctiveness.

Saved 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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

standard of landscape design, have a satisfactory means of access make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, noise.

Impact upon the Character and Appearance, Layout and Design

The Supplementary Planning Document 'Chandler's Ford and Hiltingbury Character Areas' states in relation to the Kingsway Special Character Area that development proposals should ensure that "the design of new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street scene."

The application site contains a detached bungalow which is being proposed to be replaced with a two storey detached dwelling. Western Road is characterised with a mix of dwellings of varying sizes set in very generous plots which are set back from the highway. The proposed dwelling would be have a larger footprint, but would be of an appropriate scale, with an increase in overall ridge height of 1.9 metres, and increase in width by 0.9 metres with an integral garage.

The design approach is traditional with the use of architectural features. The eaves would be set much lower than neighbouring properties, and is feature of the existing dwelling, with three dormers proposed to the front elevation. Rooflines form an important element of the streetscene and can have a have a harm effect if not carefully designed. There are no concerns with these elements as the lowered roof with the bonnet hips and eaves would add a form of visual interest and the dormers would be proportionate and therefore the proposed dwelling would assimilate well into the street.

The flank elevation of the proposed dwelling would be recessed as it projects to the rear with different roof forms. It is therefore important that a sense of balance and symmetry is achieved so the roof profiles do not appear at odds with the overall appearance. Taking into account the proportions, roof styles/profiles and that the rear element has been designed to give the appearance of a two storey rear extension, it is considered that the proposal successfully addresses concerns that may have been had with regards to perceived bulk and mass of the resultant development.

Residential Amenity

To assist with assessing the impact of a development on neighbouring properties Supplementary Planning Guidance: Quality Places has been produced which gives guidance on over-looking, loss of light, amenity space for new dwellings and refuse storage.

The proposal would be significantly taller than number 19 which is a bungalow but it is not considered there would be undue harm to the outlook of this neighbour or that the resultant bulk and mass would be harmful. The host dwelling is already taller and a one and three metre separation gap would be maintained as the dwelling projects to the rear, and the only window proposed at the first floor would be a small rooflight. The proposal has been reduced at the east elevation where as it projects it recesses therefore pushing

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the bulk of the rear element away from this neighbour.

Number 23 is a two storey dwelling which splays away from the application site. It is not considered there would be any undue harm to these occupiers as the ridge of the proposed dwelling would be set lower, the majority of the extended part of the bungalow at the rear would be sited away. At the groundfloor two widows are proposed, one which would be a high level window and a rooflight. Owing to the very nature of high level windows and rooflights being that they don't afford such great outlook, and the larger window would not be detrimental as it would look onto the flank wall of number 23.

The occupier of number 14 has objected to the proposal as it would overlook their property, visually intrusive, spoil their view, the materials proposed would be visually intrusive and that a two storey house in Western Road would be over-development.

The right to a view is not a material planning consideration. It is agreed that it would overlook these occupiers but only in terms that it would result in a two storey structure. There is and still would be an approximate 50 metre separation distance which is more than sufficient to minimise any undue harm, further to which these occupiers are at an angle not in direct line.

The proposed materials would be similar to those used in the construction of many of the houses on Western Road, and is therefore acceptable. The proposal is not considered to be over-development as there are many two storey houses on Western Road, as well as the wider area.

Highway Matters

Saved policy 104.T states permission will only be granted for development that provides adequate off-highway parking provision. The application site has sufficient parking for five vehicles, which would be reduced owing to the flank wall being extended. However the site would comfortably accommodate three off road parking spaces and thus meets the requirements of the residential parking standards SPD.

Trees

No objection was raised from the head of countryside and trees, and the requested condition will be attached.

Nature Conservation

The Councils ecologist has commented that 'a small brown long eared roost is present within the loft space which will be lost once the house is demolished. The mitigation of a replacement loft for long brown eared bats is appropriate and I can confirm that I have no objections'.

The requested condition and informative will be added.

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Refuse

No details were provided regarding the refuse facility; however this is no cause for concern as owing to the site circumstances it would be no different.

Sustainability

The government has made changes to what Local Planning Authorities are able to seek regarding sustainability. All new residential developments must be designed to achieve Code level 4 standards for energy and water. The relevant conditions will be attached.

OTHER MATERIAL CONSIDERATIONS

Also of relevance Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

The construction of a one bed two storey dwelling, would not cause undue harm to the character of Kingsway, the proposal would not result in undue harm to the amenity of neighbouring occupiers in accordance with saved policies 25 NC,26.NC, 28.ES, 59.BE, 104.T of the Eastleigh Borough Local Plan Review (2001-2011), policies DM1, DM2, DM9, DM24 of the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance : Chandler's Ford and Hiltingbury Character Area Appraisal (2005), Supplementary Planning Guidance: Residential Parking Standards (2009), Supplementary Planning Document: Environmentally Sustainable Development (2009).