HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79582

DESCRIPTION	Addition of first floor to create two storey dwelling with enlarged terrace & repositioned stairs to rear
ADDRESS	48A Brownhill Road Chandler's Ford Eastleigh SO53 2EE

SITE VISIT DATE	14 December 2016
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks to erect an upper floor on the existing bungalow. To achieve this the application raises the pitched roof and eaves height of the property by 1.4 – 1.5m. The upper floor conversion will seeks to provide 4 bedrooms, one of which is to be served by an en-suite. (The bungalow previously had 2 bedrooms on ground floor). A Bathroom and airing cupboard. As the bedrooms are to relocated upstairs the ground floor can be reconfigured to provide a larger kitchen/dining area and a larger living area. The exiting garage, porch and WC will remain.
TOPOGRAPHY	Ground levels fall from the south east to southwest
TREES	The site contains trees offered protection by tree preservation order referenced 306
BOUNDARY TREATMENT	The rear boundary treatments are formed of timber fencing of approximately 1.8 to 2m in height. The boundaries also incorpate shrub and hedge planting. The site frontage remains relatively open with timber fencing marking the boundary with the neighbouring properties
SITE CHARACTERISTICS	The application site contains a detached 2 bedroom bungalow with integral garage. The property is brick built with facing brick elevations. The proposal has a pitched roof and due to the change in levels through the site there is a raised platform at the rear that provides access from the rear of the property to ground levels.
CHARACTER OF LOCALITY	The character of the area is predominately residential formed of detached dwellings. The properties are of individual design and finishing materials. There is a mix of single storey and two storey dwellings and it is clear that many bungalows have been extended or altered to provide accommodation in the roofspace.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None relevant to this application		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No letters of representation have been received from the public	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandlers Ford Parish Council	No comments received
Countryside and Trees	No comments received
ENG	No objection subject to condition

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within flood Zones Two and Three

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies
Saved Policy 59.BE applies

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

N/A

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the

NATIONAL PLANNING POLICY GUIDANCE

integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
No objections have been raised				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		

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

Principle:

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

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.

Character and Appearance

At present the property that forms the subject of this application appears at odds with the neighbouring properties due to its small scale adjacent to the two chalet style bungalows.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The increase in ridge height would not appear out of keeping within the streetscene and the pitched roof form of the host dwelling would be preserved. The proposed slate roofing material would not contrast with the palette of materials that form the character of the area due to the mix of roof styles and facing materials used.

The fenestration on the upper floor of the front and rear elevations could be considered unconventional. As well as a styling feature such large windows on the front elevation would result in significant levels of light and ventilation for the rooms that they serve reducing the requirement for further windows in the side elevations. The area contains a variety of fenestration types including large glazed gable features. As such the proposed fenestration could not be considered to be out of character with the area and a refusal reason on these grounds could not be defended.

The site is considered to retain an appropriate sized garden at the rear of the site. Therefore the proposals are not considered to result in the overdevelopment of the plot.

Residential Amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking. No neighbour representations have been received.

The proposal will introduce upper floor accommodation and windows serving that accommodation. The upper floor windows on the front elevation will look out onto areas already open to public view.

There are no upper floor windows located on the side elevation. Any windows added to these elevations at a later date would be required to be obscure glazed and with no openings below 1.7m of the floor level of the room that they serve.

At the rear of the site the windows will look out onto areas already overlooked by the upper floor windows of the neighbouring properties.

The neighbouring property No 50 is sufficiently distance from the proposal to mitigate any material harm to the light or outlook currently enjoyed by the occupants of that property.

The host dwelling is located in close proximity to the neighbouring dwelling to the south east No48. There is a window on the north west elevation of No48. However, views from this window are already restricted by No48a. Furthermore as the window face northwest and onto the elevation of the neighbouring property the natural light currently received by this window can be expected to be limited.

The proposal increases the size of the raised platform at the rear of the site. The extended platform does not give rise to any material harm to the privacy amenity of the neighbouring properties.

As such the proposal is considered to preserve the amenities of the neighbouring properties.

Highway Matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD). There are four bedrooms contained within the extended property. There is room available on the site

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

frontage to accommodate 3 vehicles which is the maximum number that is required under the SPD requirements, with this being for a 4+ bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements. A condition can be imposed requiring the retention of space for the parking of three vehicles at the front of the property.

Trees and Landscaping

The site contains trees offered protection by tree preservation order referenced 306. Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The proposal will not be in conflict with any protected trees or landscape features of particular amenity to the area.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

The development complies with the requirements of Policy 59.BE.