HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76166

DESCRIPTION	Single storey rear extension
ADDRESS	18 Charlecote Drive Chandler's Ford Eastleigh SO53 1SF

SITE VISIT DATE	24/04/2015
ARE PLANS ACCURATE?	YES
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	YES

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey extension to rear of property. Rendered external walls, aluminium grey glazing, flat roof with glass atrium feature. Overall height approx. 3.4 m, depth 4 m, width 5m.
TOPOGRAPHY	Mainly level in area of house with slope up to SE of garden
TREES	None will be affected by proposal
BOUNDARY TREATMENT	1.8 m wooden fencing to majority of boundary. Lower level shrubs to rear elevation with view to woodland and railway.
SITE CHARACTERISTICS	Large two storey detached house with double garage at end of cul-de-sac. Gravel frontage. Garden to rear and side mainly laid to lawn with patio area to rear of house.
CHARACTER OF LOCALITY	The site falls within an established residential area comprising detached dwellings with private off road parking.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/16805/002/00	construction of roads, junctions, footpaths, verges and drainage	PERMIT 13/11/1978
Z/16805/010/00	siting and design of 46 houses and garages	PERMIT 24/03/1980
Z/38155/000/00	ERECTION OF DETACHED TWO STOREY DWELLING	PERMIT 09/02/2002
F/07/59901	Erection of a detached 4 bed house with attached double garage	PERMIT 15/08/2007
F/08/61981	Amendment to application F/07/59901(Erection of detached 4 bed house with attached double garage) comprising first floor front extension and studio above garage	PERMIT 31/03/2008
T/13/72702	Fell 2no. Oaks	CONSENT TO TREE WORKS 24/07/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	No consultation responses received.
CRT	
CFD	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Adjacent to Ramalley Copse (SINC)

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

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

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' Policy DM1.

Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – North Millers Dale

SPECIAL POLICY AREA

None

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

Development Plan Policies:

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.

Principle:

The application site lies with 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.

Layout, design and the impact of the proposal upon the character of the area:

The proposal is considered to be acceptable and in accordance with the requirements of Saved Policy 59.BE of the adopted Local Plan. The extension is of a modest scale and depth and represents a proportionate addition to the host dwelling. The extension only requires a planning application as permitted development rights have been removed from this property (F/07/59901). Its modern design is considered sympathetic to the main dwellinghouse and it will not be visible from the highway so there will be no impact on the character of the area or streetscene. In addition, the property will retain an adequate area of private amenity space so the development will not result in the overdevelopment of the plot.

Residential amenity:

The development will not impact upon the amenity of the occupiers of the neighbouring residential property. It is not considered that it will be in any way overbearing, nor will it impact on light levels or the sense of outlook from this. The existing boundary treatment will also provide screening for the development.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Nature conservation
The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the 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.

CONCLUSION

The application is recommended for approval.