**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76062**

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|---|---|
| DESCRIPTION | Two storey and single storey rear extension |
| ADDRESS | 22 Cherbourg Road, Eastleigh, SO50 5EJ |

| | |
|---|---|
| SITE VISIT DATE | 7/4/2015 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | • The application is proposing a two storey rear extension and single storey rear extension<br>• The two storey rear extension would project 3.5 metres in depth, extend 4.1 metres and 6.7 metres in height<br>• The single storey rear extension would project 3.5 metres in depth, extend 6.9 metres in width overall and be 3.5 metres in height at its tallest |
| TOPOGRAPHY | • Generally flat and level |
| TREES | • There are no trees on site |
| BOUNDARY TREATMENT | • Approximate 1.4 metre tall fence |
| SITE CHARACTERISTICS | • The application site contains a two storey mid terraced dwelling<br>• There is covered access which serves the rear of the host dwelling<br>• There is parking for two vehicles at the front<br>• At the rear there is a small single storey extension |
| CHARACTER OF LOCALITY | • The immediate surrounding area contains residential properties and Eastleigh College |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| F/11/68879 | Front porch | Granted 28/6/2011 |
| F/11/68442 | Front porch | Refused 25/3/2011 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None received | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| NIL | |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Built-up Area Boundary<br>Within Established Residential Area |

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

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

**Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014,** policy DM1 (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 Document: Character Area Appraisals Eastleigh (2008)

**CHARACTER APPRAISAL AREA**

Eastleigh Character Area – ELAC 17

**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, street

**POLICY COMMENTARY**

scene and character of the area

**COMMENT ON CONSULTATION RESPONSES**

None received

**COMMENT ON REPRESENTATIONS RECEIVED**

None received

**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**

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 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.

**Impact upon Character and Appearance**

Saved policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011), which requires development proposals to take full and proper account of the context of the site including the character and appearance of the locality, and to be appropriate in mass, scale, design and siting.

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others.

The proposed two storey rear extension would not extend the entire width of the host dwelling owing to the proposed single storey rear extension. The proposed extensions are considered acceptable as they would be proportionate and in scale to the host dwelling. The roofline of the proposed two storey rear extension would be set lower than the existing which would lessen the bulk and mass.

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**Residential Amenity**

The Quality Places SPD requires proposals to take into account the relationship between neighbouring properties to ensure a reasonable level of daylight is achieved, and that a high standard of privacy is required when extending at the rear.

The proposed two storey rear extension would be set away from the number 22 by approximately 3.5 metres and it is therefore considered owing to this separation distance there would be no undue harm. The proposed single storey rear extension would project the same depth as number 22's, and again is considered there would be no undue harm to these occupiers, as there are no windows on the ground floor which would be affected, therefore retaining these occupiers privacy.

The application of the 45 degree code has been applied in relation to the number 24, and it shows that the proposed two storey rear extension would be visible but not detrimental to these occupiers. Further to which owing to the orientation of the host dwelling, a reasonable level of daylight/sun would still be had by these occupiers and this element of the proposal would be set away by three metres.

The proposed single storey rear extension would be shielded from view owing to the proposed two storey rear extension and would therefore not result in any undue harm.

**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 proposed two storey and single storey rear extensions represent suitably designed householder extensions, which would not result in undue harm to the street, host dwelling, or the amenity of neighbouring occupiers in accordance with **Eastleigh Borough Local Plan Review (2001-2011),** saved policy 59.BE**, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014,** policy DM1 (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Document: Character Area Appraisals Eastleigh (2008).