HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76170

DESCRIPTION	Single storey rear extension, extension of gable roof over existing garage & alterations to front driveway
ADDRESS	1 Heathlands Road, Chandler's Ford, Eastleigh, SO53 1GU

SITE VISIT DATE	6/5/15
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 single storey rear extension, extension of gable roof over existing garage & alterations to front driveway • The single storey rear extension would project 4.5 metres in depth, extend 6.2 metres in width and 4.7 metre in height • The gable roof would extend 2.3 metres in width and be the same height as the existing ridge line • The driveway would be extended to provide additional parking
TOPOGRAPHY	• Flat and level
TREES	• Na
BOUNDARY TREATMENT	• 3 metre dense hedge at the front elevation, and 2 metre tall fence at the rear
SITE CHARACTERISTICS	• Application site contains a detached bungalow • There is a single storey front extension • There is a flat roof garage which is attached • The front drive is sufficient for three vehicles

THE SITE AND ITS SURROUNDINGS

	• At the rear elevation there is a dormer where the middle section projects further down the roofslope than the two eitherside
CHARACTER OF LOCALITY	• The immediate surrounding area contains a mix of property styles, generally of a generous size

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	
ENG	No objection

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 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 Guidance: Residential Parking Standards (2009)

CHARACTER APPRAISAL AREA

NA

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 scene and character of the area

COMMENT ON CONSULTATION RESPONSES

These have been noted.

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 the Character and Appearance

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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

appropriate in mass, scale, materials, layout, design.

The Quality Places SPD states that rooflines form an important element of the streetscene and can have a have a harm effect if not carefully designed. It is intended that the existing gable end would extend over the existing garage.

It is acknowledged that gable ends can be quite prominent roof forms, especially when featured on corner properties, and in addition there is a sense of 'openness'. The neighbours double garage is set further to the rear and lower the 'openness' would be retained and it is acknowledged that the existing roof is a gable end and the extension of the ridge line is rather small and would retain a sense of subservience, balance and proportion and is therefore acceptable.

The proposed single storey rear extension would involve extending the existing single storey rear extension by squaring it off, though it would not extend the entire width of the bungalow. A gable end roof is proposed which the impact of has already been discussed, and is also considered acceptable is it relates to a single storey extension and it would not extend the entire width of the host dwelling, the mass and proportion of the dwelling would be respected.

The alteration to the driveway would involve enlargening the landscaped area to form additional off road parking; this is acceptable.

Residential Amenity

The extension of the gable roof and alteration to the driveway would no cause undue harm to any neighbours amenity.

The proposed single storey rear extension would be sited adjacent to the garage of 39 Valley Road, and owing to the nature of this building, it is not considered there would be any undue harm.

The proposed single storey rear extension would be sited approximately 10 metres from number 3, and owing to the orientation that the application site is to the south, there would be no 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

Single storey rear extension, extension of gable roof over existing garage & alterations to front driveway, represents a suitable householder extension which would not have an adverse harm to the host dwelling or streetscene, or result in undue harm to neighbouring occupiers amenity, 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).

REF. NO. «AltRef»