**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/77766**

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|---|---|
| DESCRIPTION | First floor rear extension |
| ADDRESS | 5 Thorold Road, Chandler's Ford, Eastleigh, SO53 5BQ |

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| SITE VISIT DATE | 18/2/16 |
| 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 first floor rear extension, which would project 4 metres in depth, extend 8.1 metres in width and overall the height would be 6 metres |
| TOPOGRAPHY | • Slight upward slope to the north at the front elevation |
| TREES | • Blanket TPO, no trees will be affected |
| BOUNDARY TREATMENT | • Mix of fence and tall dense hedge |
| SITE CHARACTERISTICS | • The application site contains a large detached bungalow with first floor accommodation<br>• At the front there is a driveway which sweeps across the site which can accommodate 4-5 vehicles<br>• There is a large integral garage which is set back with a pitched roof single storey front extension which juts out<br>• At the rear there is a single storey rear extension and three dormers |
| CHARACTER OF LOCALITY | • This particular section of Thorold Road is curved with an upward slope featuring bungalows set in |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| | spacious plots |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| F/10/68006 | Alterations and extension to create first floor living accommodation with rear dormers and integral double garage | Granted 14/11/2011 |
| Z/08370/001/00 | Reconstruction of garage with conservatory & covered way | Refused 21/11/1974 |

**REPRESENTATIONS RECEIVED**

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

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| CRT | No objection |

**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,** 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: Chandler's Ford and Hiltingbury Character Area (2005)

**CHARACTER APPRAISAL AREA**

Chandler's Ford and 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, street scene and character of the area.

**COMMENT ON CONSULTATION RESPONSES**

Noted

**COMMENT ON REPRESENTATIONS RECEIVED**

None received

**PLANNING OBLIGATION/CONSIDERATIONS**

Not applicable

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**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**

The application site features in the Chandler's Ford and Hiltingbury SPD where the document states that development proposals should ensure that:

- sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.

- no healthy or mature trees would be felled or likely to be damaged

- 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

Currently there are three dormer windows at the rear of the first floor which would be replaced and the existing roof would be pulled across the existing single storey rear extension, to form the extension. There is no concern with the proposal as most of the built form is already in existence and it would lead to a proportionate addition whilst respecting the scale and mass of the dwelling.

**Residential Amenity**

There would be no undue impact upon the neighbours, as whilst the proposal will result in additional bulk at the rear, the extension would be contained, as it would be built on top of the existing single storey rear extension, and the impact upon these neighbours would not significantly different to what is already experienced.

**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 first floor rear extension represents a suitably designed householder extension which would not result in undue harm to the host dwelling, streetscene or to the neighbours amenity. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1, (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011), Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005).