HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78981

DESCRIPTION	Single storey rear extension (retrospective)
ADDRESS	100 Cranbury Road Eastleigh SO50 5HD

SITE VISIT DATE	18/08/2016
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks retrospective permission to construct a single storey flat roofed out hall to the existing rear extension. The addition to be an additional 4m(d) x 3.2m(w) and 2.9m(h). Retrospectively this has been added to a 6.6m deep single storey rear extension, of the same width. Overall length of extension at 10.5m. Remaining available amenity space between extension and a new fence as 3.34m deep x 4.8m deep. An area beyond the dividing fence and rear ally of 3.9m. Total depth from extension to Ally of 7.24m(d).
TOPOGRAPHY	Flat and level
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	Standard 1.8m high close boarded wooden fencing on either side.
SITE CHARACTERISTICS	The application relates to a two storey late Victorian, red brick, terraced residential property on the eastern side of Cranbury Road, central Eastleigh.
CHARACTER OF LOCALITY	Narrow long rear gardens as typical of this area, as is the site.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/38122/00/00	Erection of a single storey extension to rear.	Observations sent 30/08/2001
J/15/77287	Single storey rear extension with flat roof: depth 4 metres width 3.2m, 2m high.	Prior approval not required observation sent 28/10/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Objection No1 06/08/2016	Concerned how construction can occur without planning permission.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None.	

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 policies

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

Eastleigh Character Area ELAC 15

- Maintain the predominant shallow building setbacks and continuous building frontage in order to retain the sense of enclosure provided by existing development.
- Minimise the requirement for on-street parking in new development.
- Maintain the predominant brick wall plot boundaries.
- Ensure that the materials applied in new development are similar or complementary to those prominent in existing development.

  Beyond wall boundary's that have long since been incorporated in the extensions the rest is not relevant.

SPECIAL POLICY AREA

n/a

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

None received		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …					

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

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.

The principal of development of the site.

The application site lies within the Urban Edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable.

The proposals impact on the street scene and the character of the area.

The proposed development is isolated to the rear of the property where there will be minimal views from the street.

Assessment of rear extension.
This application has been submitted following a prior approval application for J/15/77287 September 2015. The application gained approval based on dimensions given as 4m(d) x 3.2m(w) and 2.0m(h).

However, the flat roofed extension has been constructed to an overall height of 2.84m. The application here has resulted from this discrepancy in combination with enforcement enquiries and objection.

A further concern was raised, that the Eaves and guttering encroach over the common boundary of No102 Cranbury Road.

Schedule 2 Part1 (i) of the General Permitted development Legislation (2015) refers to the need to determine whether planning permission is required that eaves height to be below 3m(h).

Government guidance of April 2016 “Department of Communities and Local Government – Permitted Development Rights for Householders – Technical Guidance” states that Eaves height should be

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

measured from “a point where eaves meets the upper surface of the roof slope”.

At 2m given the need for a standard patio door height and typical roof structure the overall height as defined in the prior approval application J/15/77287 in 2015 is somewhat short/tight and low. A 2.84m high extension would give a typical internal headroom and Eaves.

Consideration of the overall ground floor area and size of rear garden at 16.7m square were assessed as part of the 2015 prior approval.

Conclusion.
The addition of 0.84m in height is considered not to significantly damage the residential amenity in terms of mass, bulk, shadowing or enclosure for No102 beyond that approved with J/15/77287.

Nature conservation
The proposal is/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/was not required for this development as it falls outside/inside the designated zone of impact.

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

Conditional approval.

REF. NO. «AltRef»