HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76349

DESCRIPTION	One and two storey rear extension
ADDRESS	40 Brownhill Road, Chandler's Ford, Eastleigh, SO53 2EA

SITE VISIT DATE	21/5/2015
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 one and two storey rear extension • The one storey rear extension would enlargen the existing utility room. It would extend 2.4 metres in width, project 1.7 metre in depth and 2.9 metres in height • The two storey rear extension would project 5.7 metres in depth overall
TOPOGRAPHY	• Slight sloping upwards from the front elevation • At the rear the garden is level up until the latter part is reached which approximately 1 metre taller in height
TREES	• No trees will be affected
BOUNDARY TREATMENT	• Approximate 1.6 metre tall fence
SITE CHARACTERISTICS	• The application site contains a chalet style bungalow • The bungalow is lower in height than the properties eitherside • At the front elevation there is hardstanding for 3 vehicles • There is a box dormer at the front elevation • There is a small box dormer in the rear roofslope • There is a single storey rear extension

THE SITE AND ITS SURROUNDINGS

	• The rear garden is well landscaped
CHARACTER OF LOCALITY	• The immediate surrounding area contains a mix of property styles • Most of the neighbouring properties have been extended

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Q/11/69121	Conversion and enlargement of existing three dormers into one large rear dormer – number 42	can be constructed using the properties pd rights 7/6/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received
ENG	Holding objection. As a 4 bed dwelling, a minimum of 3 on-site vehicle parking spaces must be provided. It is not clear from plans whether this is the case (there appears to be a single vehicle parking space with the remainder of land being grassed), and as such revised plans showing this are requested. Once received, the application can be re-assessed accordingly, and if acceptable it would be requested that Condition E04 be applied.

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

The dwelling already has parking for three vehicles.

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 on 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 appropriate in mass, scale.

The Quality Places SPD (2011) 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 symmetry with the others.

The proposed two storey rear extension would involve building on top of the existing single storey rear extension to in effect create a two storey dwelling. It is acknowledged that the neighbours eitherside have larger dormers which have created living accommodation at the first floor, yet have retained to a degree the original features of the dwellings so it is evident that they are original bungalows. The neighbours first floor extensions by way of dormers are contained and sit comfortably within the roofslopes and are proportionate additions, which respect the scale and massing of the bungalows.

Had the one storey rear extension been considered as a separate element, it would have been considered acceptable as it would be a proportionate addition. However in this instance this part would be necessary as it would facilitate the proposed two storey rear extension

The alteration at first floor as proposed by the host dwelling would significantly alter the appearance, with an unduly excessive and disproportionate addition which would subsume the character of the original dwelling and would result in a top heavy appearance, which would be visually obtrusive. This is further heightened with the lack of design principles applied to the end appearance of the two storey rear extension.

Proposals generally take into consideration the impact they would have on the streetscene as this is where they are usually observed. However some proposals should be considered with regards to the impact they would have on the host dwelling, with regards to the end result. The Inspector when discussing the appeal at 78 Charnwood Crescent (APP/W1715/D/14/2223473) stated that; 'the proposed extension, viewed from the houses and gardens of neighbouring property to the rear, would neither be subservient nor proportionate in scale to the host property, and the increased bulk of the enlarged building at first floor level would encroach towards the Ashdown Close properties. From this direction the proposal would be perceived as a cramped and bulky overdevelopment of the site, damaging to local character. Whilst the damage caused by the extension, if built, would be largely restricted to views from private vantage points, this does not depreciate the degree of harm caused'.

Taking into consideration the Inspectors assessment, it is considered that the issues raised would also apply to the host with regards to the proposed two storey rear extension, in so far that it would not be subservient nor proportionate in scale to the host property, and the increase bulk would encroach towards to 38 and 42 Brownhill Road.
Further to which the rear of the host dwelling as well as a number of others is visible from Purkess Close, therefore the extension would be readily visible from public vantage points. Thus resulting in undue harm to the streetscene.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

It is considered that the two storey rear extension by reason of an overly dominant and obtrusive roof extension, would not appear subordinate and would unduly harm the character and appearance of the host dwelling and the surrounding area, contrary to 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
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Supplementary Planning Guidance : Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009).

Residential Amenity

It is not considered there would be any undue harm to the neighbours amenity from the one storey rear extension as it would infill such a small gap, and that the host dwelling sits lower than number 38, and would be shielded from view from number 42.

Though the host dwelling sits slightly further back than the neighbours eitherside, it is not considered there would be any undue harm to the amenity of neighbouring occupiers. The 45 Degree Code has been applied which has demonstrated that there would be no undue harm to the outlook or privacy to the neighbours.

The one and two storey rear extension would not result in undue harm to 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) comprising:

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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

CONCLUSION

The proposed development by reason of excessive rearward projection, bulk and mass, would result in an overly dominant and obtrusive feature and would not reflect the pattern of development in the locality and would unduly harm the character and appearance of the host dwelling and the surrounding area. The proposal would therefore be contrary to 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:

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