HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78189

DESCRIPTION ADDRESS	Raising of roof to create two storey dwelling, two storey side extension, single storey rear extension, insertion of 2no. dormers to front, 3no. dormers to rear & integral garage 15 Oakwood Road Chandler's Ford Eastleigh SO53 1LW

SITE VISIT DATE	12/04/16
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 proposes to raise the roof of the existing dwelling to create a two storey dwelling with dormer windows in the front and the rear of the property. A two storey side extension is proposed and a single storey rear extension.
TOPOGRAPHY	Flat and level
TREES	There are TPO trees to the front and rear of the site
BOUNDARY TREATMENT	Close boarded fencing on side boundaries
SITE CHARACTERISTICS	The site consists of a detached bungalow with parking to the front of the property. The application site has a large rear garden
CHARACTER OF LOCALITY	The surrounding area is mixed in character. The street consists of bungalows, chalet bungalows and two storey dwellings.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/75351	Single storey rear extension with alterations to existing roof, single storey side extension to existing garage and front dormer	Granted 27/11/2014
Z/08306/006/00	Front extension to garage	Granted 20/05/1985
Z/08306/005/00	Erection of an entrance porch between house and garage	Granted 01/11/1982
Z/08306/004/00	Extension of roof at rear to match existing	Granted 18/04/1980
Z/08306/003/00	Loft conversion with two dormer windows and roof extension	Refused 20/02/1980
Z/08306/002/00	Rear extension	Granted

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
		17/11/1977
Z/08306/001/00	Rear extension	Granted 24/11/1976

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
13 Oakwood Road	Objection - I am concerned about the north elevation of the proposed alterations. At present, the north wall of No.15 is around 5 metres from the boundary and is the normal height of a bungalow and the roof slopes away to ridge height. The proposal will move the wall to around 1 metre from the boundary and the wall will extend vertically to the full 7 metre ridge height of the new house. This will remove most of the light we receive through our dining room windows on the south elevation of our property. I believe a sloping roof would be preferable to allow light into our property. The 4 metre extension and the 7 metre high wall together create a considerable encroachment. It should be noted that all other properties (Nos. 5, 7, 9, 11, 17 and 19) have sloping roofs between properties, presumably to reduce light blockage. Looking at the proposed front elevation, a sloping roof in line with the left hand dormer would allow more light to enter No.13.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Services Manager	No objection, subject to conditions

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 59.BE

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
policy DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area

Development proposals should ensure that:

- sufficient garden depth and area is retained by existing ore replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
- no healthy mature trees would be felled or likely to be damaged

- the design of any new building work, including extensions, is compatible with the character of adjacent good quality properties and fits well into the overall street-scene
- the existing building line along street frontages is respected

SPECIAL POLICY AREA

The site is not located within a special policy area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Paragraph 17 of the NPPF sets out twelve core principles that underpin the planning system, one of which is that planning should "always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings". It goes on to say in paragraph 56 that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."

Paragraph 64 that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

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	x	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	x	
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

ASSESSMENT OF PROPOSAL

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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."

Principle

The site is located within the urban edge where the principle of development is considered to be acceptable subject to the design and impact of the proposal in accordance with the relevant Local Plan policies and supplementary planning documents.

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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Permission has been granted on the application site for a single storey infill extension to the rear of the site. The extension was granted under application F/14/75351 and is currently extant. The approved application is a material consideration in the assessment of the current application.

Layout, design and impact on the character of the area

The application proposes an increase in the height of the existing dwelling and the roof would be altered from a hipped roof to a gabled roof with dormer windows and front gable features. A single storey extension to the rear of the dwelling is also proposed.

It is acknowledged that the proposed extensions to the dwelling would be relatively large however, it is considered that the proposed alterations are acceptable in terms of their form and design. The dormer windows are considered to sit well within the roof slope and the stepped front appearance of the front of the property is considered to reduce the bulk of the proposed extensions. The roof of the dwelling has also been double pitched to reduce the height and bulk of the proposal. It is therefore considered that the proposed extensions are acceptable in terms of scale, form and design. The proposed single storey extension would infill between the existing single storey extensions at the rear of the site and it is considered to be acceptable in terms of scale, form and design. It is noted that the single storey extension proposed to the rear of the dwelling would be similar in size and scale as that permitted under application F/14/75351.

The property would be increased in height by 1.5m, it is acknowledged that the proposed dwelling would be more visible within the street scene, however, the proposed dwelling would be similar in height to the neighbouring property 17 Oakwood Road. In addition the proposed extensions are stepped back into the site which would reduce the bulk and appearance of the dwelling within the street scene. It is therefore considered that due to the acceptable form and design of the proposed extension, the proposal would not result in an overly prominent dwelling within the street scene that would be out of character with the surrounding area. It is noted that the form and design of the dwellings in Oakwood Road are very mixed.

The proposal is considered to comply with policy 59.BE of the Local Plan.

The proposed extensions would result in a 5 bedroom dwelling on the site. The Council's Residential Parking Standards SPD states that a 5 bedroom dwelling requires three parking spaces on the site. It is considered that there is sufficient space at the front of the site and within the garage for parking three cars and therefore no objections are raised on these grounds.

There is a TPO trees to the front of the site and TPO trees to the rear of the site. Following

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

consultation with the Council's Tree Services Manager, no objection has been raised to the proposal, subject to conditions. Therefore the proposal is not considered to impact on the TPO trees.

Impact on residential amenity

The proposed extensions would increase the height of the existing dwelling by 1.5m, however, a separation distance of 2.5m would be maintained from the two storey element of the extension to the boundary with the neighbouring property 17 Oakwood Road. It is considered that due to this separation distance the proposal would not be overly dominant to this neighbouring property. The proposed single storey element of the extension would be position along the boundary of the site, however, the single storey extension would be the same depth as the existing single storey extension on this boundary and only 300mm higher than the existing extension and therefore the proposed extensions are not considered to result in over dominance or loss of light to this neighbouring property. It is noted that there are side facing windows on the northeast elevation of 17 Oakwood Road, these windows are either secondary windows to rooms or provide light to bathrooms and staircases and therefore the proposal is not considered to result in material loss of light to these windows.

The proposal would maintain a separation distance of 1.1m to the boundary with the neighbouring property 13 Oakwood Road. The neighbouring property has a carport and single storey extension positioned along this boundary. It is considered that due to the separation distance proposed and the proposed extension not extending beyond the built form of the neighbouring property the proposal is not considered to result in an overly dominant extension to the neighbouring property.

An objection has been received from 13 Oakwood Road, regarding the increase in height of the dwelling and the proximity of the extension to the boundary, resulting in a loss of light to the dining room windows in the southwest elevation of the property. The officers have carefully considered the objections raised and have visited the neighbouring property as part of the officer's site visit. The dining room windows are position on the side elevation of the main dwelling with the carport positioned between the windows and the boundary of the site. The windows are therefore positioned 4m from the boundary of the application site. Whilst it is acknowledged that the dwelling would be increased in height, it is considered that due to the position of the carport and the separation distance of the windows to the boundary of the application site the proposal would not result in material loss of light to these dining room windows.

The proposal is considered to comply with policy 59.BE of the Local Plan.

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

The proposal is considered to be acceptable, subject to conditions.