HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78058

DESCRIPTION	Roof extension to provide first floor living accommodation with 3no. front dormer windows, 2no. first floor side windows, 2no. rear dormer windows, addition of single storey side and rear extension and alterations to garage roof
ADDRESS	152 Hiltingbury Road Chandler's Ford Eastleigh SO53 5NS

SITE VISIT DATE	31/3/16
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 roof extension to provide first floor living accommodation with 3no. front dormer windows, 2no. first floor side windows, 2no. rear dormer windows, addition of single storey side and rear extension and alterations to garage roof • The roof height will increase from 3.9 metres to 5.9 metres with three dormers inserted into the front elevation and two at the rear • One large window is proposed in the first floor of the flank elevation on the west elevation, one smaller window is proposed at the east elevation at first floor flank elevation • The single storey side extension will attach to the garage and extend 1.3 metres and project 5.6 metres in depth and 3.7 metres in height • The single storey rear extension would project 4 metres in depth, extend 5.5 metres in width and be 3.1 metres in height with a lantern
TOPOGRAPHY	• Flat and level

THE SITE AND ITS SURROUNDINGS

TREES	• There is a blanket TPO and no trees will be affected
BOUNDARY TREATMENT	• Varying height of boundary treatment fencing ranging from 1.8 metres to 2 metres
SITE CHARACTERISTICS	• The application site contains a detached bungalows which is set back 10 metres from the highway and set in spacious plot • The bungalow is L shaped with a gable end single storey front extension which has chimney where the stack is attached and is taller than the roof • At the front elevation there is good sized garden which is grassed and provides space for 4-5 vehicles • There is side access which leads to the rear garden where there is a single storey pitched roof garage on the boundary with number 154 • There is gable end single storey rear extension sited on the boundary with 150
CHARACTER OF LOCALITY	• Hiltingbury Road has a fairly mixed appearance to it with different scales and forms of detached properties. Whilst different the properties have similar spatial characteristics in that properties have a regular set back creating a prominent build line. In addition properties in this section of road are set in close proximity to a side boundary and away from the opposite side boundary, this separation is often created by a driveway leading up the boundary to a detached single garage set within the back garden area. It is the regular set back and regular spacing between properties that give the area an open and spacious appearance and a strong character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/06318/003/00	Single storey rear extension	Granted 28/10/1997
EAB0633900000	Erection of extensions	Granted 3/10/1969

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received
CRT	There is a silver birch tree to the front of the property which is afforded Tree Preservation Order protection. There is also a Scots pine tree in the adjacent rear garden of 154 Hiltingbury Road which is also protected. Where trees are present on or adjacent to the development site, Trees in Relation to design, Demolition and Construction – Recommendations (BS 5837:2012) advises that a realistic assessment of the probable impact of any proposed development on trees should be undertaken to take into account the characteristics and condition of the trees concerned, with due allowance for their future growth and maintenance requirements. To maximise the probability of successful tree retention account should also be taken during the design process of any shading of buildings and open spaces, any direct damage both below and above ground, future pressure to remove trees, and seasonal nuisance. In order for me to make an informed decision the planning application should therefore be accompanied by an Arboricultural Report from an appropriately qualified arboricultural consultant (e.g. Arboricultural Association Registered Consultant) to include: • Tree Survey (to BS5837:2012) of such features including details of species, dimensions, age, condition, class, growth potential and legal status. • Arboricultural Impact Assessment to assess the impact of proposed works, including below-ground utilities. • Documentation detailing Root Protection Areas, Tree Protection Plan and Arboricultural Method Statement for works near trees.

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, 104.T, 181.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policies DM1, DM24, (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)
Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Areas (2005)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – Hiltingbury Road West
- 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

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 agent has been advised of the information required and this is underway. It is considered that should the application be considered acceptable appropriate conditions will adequately address the concerns.

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

The properties on Hiltingbury Road have similar characteristics in that properties are regular set back creating an established building line. In addition properties in this section of road are set in close proximity to a side boundary and away from the opposite side boundary, this separation is often created by a driveway leading up the boundary to a detached single garage set within the back garden area. It is the regular set back and regular spacing between properties that gives the area an open and spacious appearance and a strong character.

The Quality Places SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene. In addition, dormer windows can be difficult to incorporate into a roof without adversely affecting the appearance of the dwelling and the street. Furthermore, dormers should not dominate the roof, but should complement the roof.

The proposal would substantially alter the built form and appearance of the bungalow to in effect create a two storey dwelling. The majority of the development will be visible from the street owing to the provision of the first floor which includes the two metre increase in height. There is no concern with the roof extension, as there will be no increase in footprint thus the increase in height will lessen the resultant bulk and mass, and the design

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

is one that follows the pattern of development on Hiltingbury Road.

Dormer windows are characteristic of the streetscene with many observed during a recent site visit. It is acknowledged that the middle dormer at the front elevation is larger, however it manages to add an interest element of visual interest with the dormers eitherside taking account of its scale, themselves being reduced in scale. There is no concern with the proposed two rear dormers. The dormers are therefore acceptable as they are a feature which many of the dwellings have at the front elevation on Hiltingbury Road, and would sit comfortably with the roof and would be set in well from the ridge and plane and avoid 'clutter'.

The two windows proposed at the first floor of the flank elevation are acceptable, whilst the one on the west elevation is large its appearance adds a unique feature to this elevation as well as breaking up the expanse of brickwork.

The alteration of the garage will involve altering the pitch roof to mono pitch which is acceptable.

The proposed single storey side and rear extension will be in effect creating an infill extension by attaching the garage to the main house and squaring off the existing single storey rear extension. There will be no increase in footprint as a large amount of the built form of the ground floor is already in existence, therefore this element is considered to be proportionate addition which would be of a respectful scale and mass.

Overall it is considered the proposal is well designed, proportionate to the plot and respects the character and pattern of development on Hiltingbury Road.

Residential Amenity

The Quality Places SPD requires proposals to take into account the relationship between neighbouring properties to ensure a reasonable level of daylight is achieved, and that a high standard of privacy is required when extending at the rear.

No part of the proposal will extend towards the adjoining neighbours boundary. The fenestration at ground floor will be the same at the flank elevation albeit the garage will have a side window, which there is no concern with as it is a garage window.

The element of the proposal which could have an impact upon the neighbours amenity would be the roof alteration and proposed two dormers at the rear. From a recent site visit it was noted that 150 Hiltingbury Road is a rather large bungalow which extends further in depth than the host dwelling with a bulky roof profile, siting on the boundary with the host dwelling, and 154 Hiltingbury Road is a two storey detached dwelling which would have a five metre separation distance. Taking into account the site circumstances regarding the profiles of the neighbouring properties, it is not considered there would be demonstrable harm to the outlook or privacy.

The large window proposed in the flank wall of the west elevation will face the occupiers of 154, whilst there is no concern as it will be a landing window it is acknowledged that the large glazed element will be dominating. It is therefore considered that a condition be attached requiring the window to be obscure glazed.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Parking

The parking meets the requirements of the Residential Parking Standards SPD and is thus acceptable.

Trees

The Head of Countryside and Trees has requested information to be submitted to make a decision. In this instance it is considered that suitably worded conditions will be attached so that prior to build the applicant must submit the necessary information.

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 roof extension to provide first floor living accommodation with 3no. front dormer windows, 2no. first floor side windows, 2no. rear dormer windows, addition of single storey side and rear extension and alterations to garage roof, represent a suitably designed householder extension that would not result in undue harm to the host dwelling, streetscene or indeed to the amenity of neighbouring occupiers. 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, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011), Supplementary Planning Guidance: Residential Parking Standards (2009), Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Areas (2005).