NOTIFICATION OF PROPOSED WORKS TO A DWELLING

PRIOR NOTIFICATION REPORT Ref No. J/17/80153

DESCRIPTION	Prior Notification: Single storey rear extension - depth 6 metres, width 5.5 metres, overall height 3.45 metres, eaves height 2.4 metres
ADDRESS	73 Merrieleas Drive Chandler's Ford Eastleigh SO53 2FQ

ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks prior approval for a pitched roof, single storey rear extension - depth 6 metres, width 5.5 metres, overall height 3.45 metres, eaves height 2.4 metres
TOPOGRAPHY	Fairly level
TREES	No trees will be affected
SITE CHARACTERISTICS	Semi-detached two-storey property located in established residential area containing a mixture of residential styles.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
73 Hursley Road	There has been considerable noise from recent activity on this property, this development will impact on any leisure time we have in the garden due to noise.

PLANNING HISTORY REFERENCE	DESCRIPTION	DECISION
No previous history.		

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Supplementary Planning Guidance : Quality Places

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

The Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2, Part 1, Class A allows for a temporary period an increased size of single-storey rear extensions which can be built under permitted development. Development must be completed on or before 30th May 2019. If any adjoining neighbour raises an objection within minimum 21-day period the prior approval of the local authority is required with the ONLY matters for consideration being the neighbour representations and the impact on the amenity of all adjoining properties is acceptable (not just that of the objectors).

MATERIAL CONSIDERATIONS

Permitted Development compliance

The proposed building is considered to be permitted development in accordance with the the provisions of Part 1, Class A of the Second Schedule to the GPDO in that:

- not on Article 1(5) land (land in a National Park, an Area of Outstanding Natural Beauty, a Conservation Area, the Broads or a World Heritage Site
- not on a SSSI site
- is single storey
- covers no more than 50% of the area of land around the original house (as it was first built or as it stood on 1 July 1948) would be covered by additions or other buildings.
- there are no extension forward of the principal elevation or side elevation fronting a highway.
- will not be higher than the highest part of the roof.
- does not exceed the maximum height of a single-storey rear extension of four metres.
- does not exceed the maximum eaves height of an extension within two metres of the boundary of three metres.
- does not exceed the maximum eaves and ridge height of extension no higher than existing house.
- materials to be similar in appearance to the existing house.
- does not include verandas, balconies or raised platforms.

Residential Amenity: The Single-storey rear extension extends beyond the rear wall of the original house by 6 metres. However, due to the siting, design and single storey nature of the extension, there would not be an unacceptable impact to neighboring properties by way of a loss of light, outlook, overbearing impact or overlooking.

An objection has been received regarding noise likely to be generated from the building works at the application site. All building work is likely to generate some degree of noise, however, an advisory note will be added to the decision, directing the applicant to the Council's "Considerate Builders Advice Note" (https://www.eastleigh.gov.uk/media/26139/Considerate-Builders-Advice-Note-PDF.pdf) and legislation is in place for Environmental Health to control noise and disturbance caused by construction work should the levels constitute a statutory nuisance.

CONCLUSION

Recommend prior approval is approved.

REF. NO. «AltRef»