**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73500**

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|---|---|
| DESCRIPTION | First floor side extension, single storey front and rear extensions and detached garage at front |
| ADDRESS | 27 Parkway Gardens Chandler's Ford Eastleigh SO53 2EN |

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|---|---|
| SITE VISIT DATE | 24/01/14 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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|---|---|
| DETAILED DESCRIPTION OF APPLICATION | First floor side extension over majority of existing double garage, set 1.5m forward of the rear wall of the main building; enclosure of porch canopy and addition of monopitch roof. A pitched roof, single storey rear extension projects 4.5m from the rear of the proposed first floor extension. Single garage proposed in front of the dwelling, adjacent to the garage at no. 28 Parkway Gardens. |
| TOPOGRAPHY | Flat site |
| TREES | Protected trees along rear side boundries, none impacted by proposed works. |
| BOUNDARY TREATMENT | Mixture of fencing and hedging |
| SITE CHARACTERISTICS | Large, roughly L-shaped plot with the dwelling sat in the shorter leg, angled and set back to follow the building line of the properties to the north-east. The longer arm of the L projects roughly south and contains a well-tree-screened, large garden. |
| CHARACTER OF LOCALITY | Residential area with a mix of chalet style and two storey properties. There is some variation in design, although the use of materials and age of the properties provides some sense of cohesion. This site is an anomaly in terms of its plot size, building siting, design and choice of finishes. However, due to the set back, the narrow frontage and road layout, the site and property are not very noticeable from the public realm. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| None | | |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| 1 Parkway Gardens | Request for information regarding location of garage. Information sent |

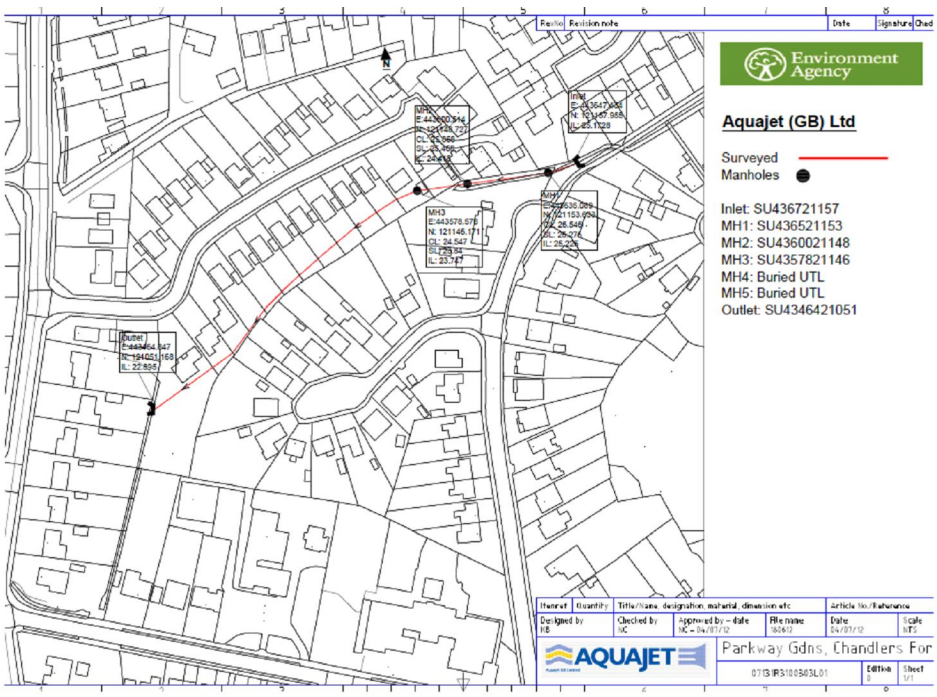
**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| | and no further submission received. |
| | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| CFD | No response |
| ENV | Thank you for the consultation on the above application, this proposal will need to comply with the requirements of Flood Risk Standing Advice. We would also like to make the following comments in relation to the culvert located on site.<br><br>Environment Agency Position<br><br>The Environment Agency has no objection to the proposed development on flood risk grounds.<br><br>Advice to a Local Planning Authority/ Applicant<br><br>Under the terms of the Water Resources Act 1991, and the Southern Region Byelaws , the prior written consent of the Environment Agency is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of the Bartley Monks Brook, designated a 'main river'.<br><br>Please also note that our records indicate that the Monks Brook, a designated 'main river' runs through the site. You may or may not be aware, however, as it is almost certain that this watercourse is culverted (constrained to a pipe). The applicant will need to carryout survey work to identify the precise route of the main river watercourse and ensure that no development extends over its route. Works within 8 metres of its route will also be restricted.<br><br>This consent is separate to any planning permission and cannot be considered retrospectively.<br><br>If the applicant wishes to discuss this further please contact Rhian Edwards in the Partnership and Strategic Overview team on 01794 83 2716. |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
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| | |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
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| Within Built-up Area Boundary<br>Within Established Residential Area<br>In Main River Buffer Zone<br>Within Flood Zones 2 and 3 |

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

**CHARACTER APPRAISAL AREA**

n/a

**SPECIAL POLICY AREA**

n/a

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework:

The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the

**NATIONAL PLANNING POLICY GUIDANCE**

development plan, approval should be given without delay, (para.14).

The National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people, (para. 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para. 58).

**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**

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|---|---|---|---|---|
| None received | | See below | | |
| Other … Noted | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | | |
|---|---|---|---|---|---|
| x | 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."

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**MATERIAL CONSIDERATIONS**

Principle: The development site is located within the built urban edge and in an established residential area. The principle of development is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with the relevant local planning policies and guidance.

In this case, the relevant local plan policy is 59.BE, which 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.

Character and Appearance: The proposed first floor extension will infill the space between this property and the neighbouring property, no. 26 Parkway Gardens. It will also increase the length and bulk of the property quite significantly. However, the building is sat well back from the street and due to the shape of the plot and its position on a corner, means the property does not draw the eye and an increase in the size of the property will not significantly impact its visibility in the street scene. In addition, the space around the majority of properties in the street is restricted and is not a strong characteristic of the street.

The garage at the front of the plot is not a typical feature in the street, however permission was given for a double garage at 28 Parkway in 2002, which the proposed garage would sit adjacent to. Again, the position of the plot within the street will impact the impact of the garage and it is considered, on balance, this would not be an intrusive feature in the street scene.

The single storey rear extension will be located to the rear of the first floor extension/existing garage and will not be visible from the public realm.

Residential Amenity: The proposed first floor extension projects 1.0m beyond the rear wall of the adjoining property, 26 Parkway. Due to the limited depth of this extension and the orientation of the dwellings, there would not be a significant impact on light or overshadowing. The flank wall facing this property is blank and there will be no increased overlooking. Whilst there is the potential for overlooking onto the property at the rear, this boundary is fairly well screened and the rear elevation will be approx. 30m from the rear of the property in Kings Close. There is no impact on other properties due to the location of the proposed works and the relationship with adjoining properties.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Highway Matters: The proposed garage complies with the space standards set out in the Council's Residential Parking Standards. In addition, sufficient space is available on the front of the site to accommodate the additional two parking spaces required.

Trees: The site does contain two groups of protected trees, along the side boundaries to the rear of the site. These trees will not be affected by the proposed works.

The development complies with the requirements of Policy 59.BE.

**OTHER MATERIAL CONSIDERATIONS**

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. 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**

Recommend permission, subject to conditions.