HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80146

DESCRIPTION	Two storey rear extension
ADDRESS	53 Locksley Road Eastleigh SO50 5DR

SITE VISIT DATE	4th May 2017
ARE PLANS ACCURATE?	The plans are sufficient to determine the application
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application proposes to erect a two storey rear extension. The fooprint of the extension is approximately 5.2m wide and extend 3.3m from the existing rear elevation. The proposal has a hipped roof for that is approximately 40cm lower than the ridge of the host property. The proposal will provide a larger kitchen and dining area on the ground floor and enlarge two bedroom on the upper floor.
TOPOGRAPHY	Flat
TREES	None affected
BOUNDARY TREATMENT	The frontage of the site is open. The rear boundary treatment is formed of timber fencing and shrubs with outbuilding toward the rear most boundary.
SITE CHARACTERISTICS	The application site contains a two storey, brick built, end of terrace, two storey dwelling.
CHARACTER OF LOCALITY	The area is predominately residential in character. The property forms part of a residential estate development as such the properties in the vicinity are of a similar age, design and palette of materials. A number of properties in the vicinity have benefitted from extensions and additions including the neighbouring property (No.55) that has a two storey hipped roof rear extension.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None relevant to this application		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
No letters of representation have been received from the public	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation and Engineering	No comments received

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 applies

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'

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

CHARACTER APPRAISAL AREA

Eastleigh Character Area 19

Maintain the predominant plot widths and continuity in building line.

Ensure that any backland development is subordinate to the existing development and serviced via
a separate access road.

Ensure that the form of new development relates effectively with the gabled end frontages prominent in existing development.

Strength of character: moderate.

SPECIAL POLICY AREA

The site is not located within a special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and 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	X	See below		

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		

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 application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

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 the Character and Appearance of the Area

The proposal is located to the rear of the site and as such will not be a prominent feature in the street scene. The design and scale of the proposal will preserve the character of the original dwelling as is typical of many of the rear extensions in the vicinity.

The proposal will use external facing materials that match those used in the host dwelling further mitigating the impact of the proposal. Such materials can be secured by condition.

The site is considered to retain an appropriate sized garden at the rear of the site. Therefore the proposals are not considered to result in the overdevelopment of the plot.

Residential Amenity:

Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking. It is considered that there is no conflict with this policy requirement in respect of the development and no neighbour representations have been received.

Extensions similar to that already proposed already form part of the character of the area. Furthermore due to the terraced nature and estate style of development there is already a mutually overlooking characteristic between properties.

The proposal is located on the north elevation of the dwelling. There are no principal windows on the east elevations of the two storey extension of No.55 and no such windows on the west elevation of No51.

As such the proposal is not considered to give rise to any materials harm to the light, outlook or privacy amenity currently enjoyed by the occupiers of the neighboring dwellings

Highway Matters:

Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).

The proposal extends the existing bedroom floor space however the proposal does not result in any additional bedrooms. The site frontage has been laid to hardstanding and provides sufficient parking for two vehicles which is the requirement for a three bedroom dwelling. Accordingly there is considered to be no conflict with the aforementioned policy requirements.

Trees and Landscaping

Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention. The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

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

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 development complies with the requirements of Policy 59.BE and is therefore recommended for approval.