HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/79914

DESCRIPTION	Construction of single storey front extension, access steps and landing/terrace
ADDRESS	25 Stourvale Gardens Chandler's Ford Eastleigh SO53 3NE

SITE VISIT DATE	1/3/2017
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 single storey front extension, with new access steps and terrace
TOPOGRAPHY	• The site levels of this particular section of Stourvale Gardens is very apparent, where there is a very noticeable incline of the houses uphill, making the roof ridge of each dwelling slightly higher than one another
TREES	• None will be affected
BOUNDARY TREATMENT	• There is a dwarf wall at the front elevation with a brick wall on the boundary with number 24 which is stepped
SITE CHARACTERISTICS	• The application site contains a detached three storey dwelling • The site level differences of the application site is clearly evident where the dwelling sits up higher • At the lower ground floor there is a garage which sits in a recess, the ground floor is accessed by a number of steps which curve round to the entrance of the dwelling which sits in the recess • There are two front eave dormers
CHARACTER OF LOCALITY	• Stourvale Gardens contains a different style of dwellings • The application site forms a cluster five dwellings which owing to their built form have resulted in a very strong and noticeable character

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

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REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	None received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area River buffer 400m, SAC, SPA, RAMSAR 7000m

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

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1, (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)

CHARACTER APPRAISAL AREA

NA

SPECIAL POLICY AREA

NA

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."

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NATIONAL PLANNING POLICY GUIDANCE

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

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029 requires development to take full and proper account of the context of the site including the character and appearance of the locality. This requirement is reiterated within the guidance contained within the Council's adopted Quality Places Supplementary Planning Document, as well as in the NPPF which states 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" (paragraph 64).

The Quality Places states that the proportions of a building consist of the position and relative size of the different elements of the building when viewed from outside. When the proportions are right, none of the elements appear out of synch with the others. Further to which the SPD states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.

The host dwelling occupies a prominent position on Stourvale Gardens which is part aided by the noticeable changes in site level where upon approaching the host dwelling the road curves round making the roof ridge of each dwelling slightly higher than one another. Secondly the dwelling occupies a rather central position thus is rather noticeable. The host dwelling forms part of a cluster of five dwellings of three storey built form where there is a garage that sits in the recesses of the lower ground floors, as do the front entrances at ground floor which are accessed by a large number of steps owing to the topography of the houses, and eave dormers at the front elevation. The front elevation of these houses remain unaltered which has therefore resulted in a very strong distinctive character of the host dwelling and these neighbours in terms of scale, appearance and design. The proposal would result in effectively plugging in the recess of the ground floor with a single storey front extension which would protrude further than the façade of the front elevation at not an unreasonable projection, but there is a concern regarding the proposal and its resultant form. The prominent siting of the host dwelling would mean that such an extension would be overly noticeable and this raises concerns. The Quality Places SPD when discussing proportions of a building states that a building does not exist in isolation and so the proportions of the structure should also consider those of site and setting (site context). This may be the natural setting, eg. Topography. In this instance the proposal has failed to take into account the context of the site, being the strong character of the built form of the host dwelling and neighbours and the topography of the site. Thus the proposal would be contrary to the guidance set out in the Quality Places SPD. The prominent siting of the host dwelling not just in regard to the topography but also in terms of the curve in the road, would lead to a visually

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

intrusive extension that would undermine the established character of the host dwelling to a detrimental degree, which would materially harm the form and appearance as a result of failing to take into account the character and appearance of the host dwelling and neighbouring properties therefore resulting in a built form which would be unduly out of context and pattern of development with this section of Stourvale Gardens.

Residential Amenity

Owing to the location of development it is not considered there would be undue harm to the amenity of neigbouring occupiers.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development though it falls inside the designated zone of impact owing to its siting away from the designation.

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 proposed single storey front extension due to its siting, design, scale, and subsequent loss of space around the building would create an unattractive and incongruous feature at odds with the appearance of the house, neighbouring properties and detrimental to the character and pattern of development within Stourvale Gardens. The proposal is contrary to, National Planning Policy Framework, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1, (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and

CONCLUSION

- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014', Supplementary Planning Guidance : Quality Places (2011)