HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80213

DESCRIPTION	**Single storey front, two storey side & single storey rear extensions**
ADDRESS	263 Winchester Road, Chandler's Ford, Eastleigh, SO53 2DX

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The planning application seeks permission for: • Two storey side extension with a pitched roof, measuring 7m(w) by 10.5m(d) by 8.2m(h). • Single storey rear extension with a hipped roof that is cropped at the top. The rear extension measures 10.9m(w) by 12m(d) by 3.8m(h). • The single storey extension also comes part the way along the side and the front of the property.
TOPOGRAPHY	The site is relatively flat
TREES	There are a number of mature trees within the site that are covered by TPO's.
BOUNDARY TREATMENT	2 to 3m high hedging surrounds the site.
SITE CHARACTERISTICS	Large two storey detached property set back from the road in a spacious plot.
CHARACTER OF LOCALITY	The area is predominantly characterised by large residential plots set back from the roads which are well-wooded.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/54323	Single storey side extension, two storey side extension, attached double garage including utility and porch area following demolition of existing double garage	Permit 22/07/2005
F/06/57119	Elevational alterations to approved planning permission F/05/54323 for Single storey side extension, two storey side extension, attached double garage including utility and porch area following demolition of existing double garage	Permit 11/07/2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Clerk Chandlers Ford PC	No response
Countryside & Trees, Tree Officer	Site assessment: 11/07/2017 Arboricultural documents: None There are some significant trees, covered by a Tree Preservation Order, in close proximity to the proposed development. No arboricultural documents have been provided. However, we believe that the proposed development is feasible, with careful consideration given to the trees, which form an important aspect of the property. I would expect to see included with this application the following: An Arboricultural Report, as per British Standard 5837:2012 (Trees in Relation to Design, Demolition and Construction – Recommendations), from an appropriately qualified arboricultural consultant to include: 1. A Tree Survey to record information about trees on or adjacent to the site. To include details of species, dimensions and British Standard 5837:2012 categorisation. 2. An Arboricultural Impact Assessment. To assess the conflicts between the proposed development and the trees impact of proposed works, including foundation design. 3. Tree Protection Plan and Arboricultural Method Statement for works near trees. Therefore, I raise no arboricultural objection to the proposed development, subject to the following conditions: No excavation, demolition or development related works shall take place on site until a Tree Survey, Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan, as per British Standard 5837:2012, are submitted and approved by the LPA. The approved arboricultural reports and plans must be adhered to in full, and may only be modified subject to written agreement from the LPA. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality. No excavation, demolition or development related works shall commence until evidence has been submitted and approved by the LPA that the tree protection measures have been installed, as detailed in the approved Tree Protection Plan. Once approved, no access by vehicles or placement of goods, chemicals, fuels, soil or other materials shall take place within the fenced area. Tree protection measures shall be retained in their approved form for the duration of the work. This condition may only be fully discharged upon completion of the proposed development. Reason - To retain and protect the existing trees which form an important part of the amenity of the locality.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area Within Designated Conservation Area Within HRA Screening Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE & 181.LB

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 Documents:

- Quality Places
- Residential Parking Standards
- Chandler's Ford Character Area Appraisals

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – Hiltingbury and Hocombe Park

SPECIAL POLICY AREA

Hiltingbury Special Policy Area

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

None received		See below	X	
Comments are noted and conditions will be imposed				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

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

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.

Character and Appearance

The two storey side extension has been well design to mirror the proportions and design of the existing front gable end and helps to bring the property back into balance. The single storey extension has a low ridgeline that helps to reduce its large massing and will be positioned behind the property where it will not be easily visible from Winchester Road.

While the two and single storey extensions will represent a large addition to the property, the proposal is not considered to have a harmful impact on the residential character of the locality. The house is set a long way back within the plot where it is not prominently viewed from Winchester Road. Its impact is further reduced by the presence of mature trees and high hedging along the properties frontage, which help to break up the building mass and add to the verdant character of the locality.

Other Issues

- The two storey side and single storey rear extensions are a reasonable distance away from the adjoining house (no.261) and partially hidden by the high boundary hedging. As such the proposal would not be an unacceptable impact to neighbouring dwellings (by way of a loss of light, outlook, overbearing impact or overlooking)
- The proposed extension is considered to be in proportion to its large plot size. It will retain a good sized garden with amble car parking and so is not considered to be result in the overdevelopment of the plot.
- The proposed householder extension 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 even though as it fall inside the designated zone of impact.

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

Recommend Permit