REF. NO. F/17/80475

PLANNING APPLICATION REPORT

DESCRIPTION ADDRESS	Two storey side, rear and front extensions. Provision of habitable accommodation within the roof space, and construction of attached garage to side. 56 Lakewood Road, Chandler's Ford, Eastleigh, SO53 5AA

SITE VISIT DATE – 21/07/2017

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above.
SITE AREA	2278sqm
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	The site frontage is relatively flat and level onto Lakewood Road but drops quite steeply down from the rear of the dwelling towards the rear boundary, following the natural valley.
TREES	There are a number of trees within the site which are sizable and which are covered by preservation orders.
BOUNDARY TREATMENT	The majority of the site boundaries are marked by laurel hedging around 2.0 metres in height.
SITE CHARACTERISTICS	Detached two storey 1920s/30s dwelling in an Arts & Crafts inspired style with two storey projections to the front and rear, together with cat-slide roofs to the end elevations together with side dormer windows. The dwelling has an attached single garage to its northern side and a number of detached sheds within the garden. To the front is a good size garden and parking. To the rear is a generous but relatively open garden which is visible from the adjacent Hiltingbury Road due to the topography and relatively low boundary treatment. The dwelling appears fairly original with only a modest single storey side extension having been built to date. The site sits on the corner of Lakewood and Hiltingbury Roads and opposite Hiltingbury Lakes, a well-used area of public open space/amenity. This makes the site rather prominent and visible in the local context.
CHARACTER OF LOCALITY	The application site lies in a residential area made up of sizable detached two storey dwellings on generous mature plots. To the south are the Hiltingbury Lakes, with a parade of shops not far away to the east along Hiltingbury Road.

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/17/79992	Two storey rear extension with balcony, two storey side extension, following demolition of existing and first floor extension to south elevation. Alterations and extension to roof to provide habitable accommodation including rear dormer and gables to front. Two storey front extension with entrance canopy.	Withdrawn Apr 2017

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Angwin – 54 Nichol Road	Concerns relating to resulting size and scale and impact upon street scene. Impact to light available to neighbouring properties and impact on trees.
Liddicoat – 45 Randall Road	Object. Concerns relating to resulting scale of that proposed.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree Officer	The site is a detached residential dwelling. There are a number of mature trees on site and on adjacent land, some of which are covered by Tree Preservation Orders. Some of the trees to be retained are in close proximity to existing structures and features. There is a single tree to be lost to the development. However, this tree is largely obscured by the existing dwelling and does not significantly add to the amenity of the local area. Therefore, I raise no arboricultural objection to the proposed development, subject to conditions relating to tree protection measures.
Chandler's Ford Parish Council	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Special Policy Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 25.NC, 59.BE, 104.T & 181.LB

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'

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

Policies DM1, DM9 & DM24

Supplementary Planning Document: Quality Places
Supplementary Planning Document: Chandler's Ford and Hiltingbury Character Areas – Hiltingbury & Hocombe Park Special Policy Area
Supplementary Planning Document: Residential Parking Standards

NATIONAL PLANNING POLICY GUIDANCE

The National Planning Policy Framework (NPPF) supports and encourages sustainable development which is considered to have three roles, economic, social and environmental. Paragraph 8 of the NPPF states that "These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout, design and impact upon the street scene and character of the Special Policy Area, the residential amenity of neighbouring properties, trees, parking and nature conservation.

COMMENT ON CONSULTATION RESPONSES

Comments noted.

COMMENT ON REPRESENTATIONS RECEIVED

See below.

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."

In this case policy issues for consideration include:

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. The most relevant policy in this case is

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

saved Policy 59.BE of the Local Plan 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Also of relevance is saved Policy 181.LB which relates specifically to the 'Hiltingbury and Hocombe Park' Special Policy Area (SPA) which sets out a number of criteria intended to maintain the special character of that area. These are: i) that the size of any proposed plots is not significantly smaller than neighbouring plots; ii) proposals do not result in the loss or prejudice the retention of any mature trees; iii) that the design is compatible with the Arcadian character of the area; and iv) that the proposal also includes a landscape and planting scheme.

Layout, Design, Street Scene & Area Character – Following withdrawal of the previous application for a significantly larger resulting dwelling which would have had an unacceptable adverse impact upon the street scene and character of the SPA, this revised proposal is considered to be much more appropriate. While still resulting in a dwelling roughly twice the size of the present property, its proportions and form are far more sympathetic and respectful to both the existing dwelling and the visual amenity and character of the immediate area. The proposal would not result in an overdevelopment of the site and is considered to accord with the design requirements of saved Policies 59.BE and 181.LB of the adopted Local Plan, together with the requirements of the Council's 'Quality Places' SPD.

Residential Amenity – Due to the orientation, proximity and relationship of the application property to its neighbours, as well as the nature of the development proposed, it is not considered that there would be any adverse or unacceptable impact upon the residential amenity of any neighbouring properties in terms of loss of privacy, light or outlook. As such the application is considered to accord with the amenity requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Trees – While the proposal will include the removal of one tree, it is not in a prominent position and will have no adverse impact upon the general visual amenity of the immediate area. All other significant trees will be retained and information has been submitted to demonstrate that these can be protected during the course of construction provided suitable fencing and ground protection measures are put in place. Conditions to this effect are recommended.

Parking – The existing driveway can easily accommodate the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD. The application is therefore considered to comply with this element of saved Policy 59.BE of the current Local Plan and Policy DM24 of the Submitted Local Plan.

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 as it falls outside the designated zone of impact.

The site falls outside the 5.6km buffer zone for the Solent SPA. A contribution is not therefore required to mitigate the increased recreational pressure resulting from the development.

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.

CONCLUSIONS

For the reasons given above, the application is recommended for approval subject to conditions.