HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. H/17/80437

DESCRIPTION	Two storey side and rear extension and single storey rear extension
ADDRESS	37 Kingsway Gardens Chandler's Ford Eastleigh SO53 1FF

SITE VISIT DATE	24th May 2017
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed. Final set of amended plans and supporting information received on: 31st July and 7th August 2017.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes. The amended plans submitted didn't require neighbour re-consultation.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. For exact proposed dimensions, see drawing nos. 116/PL/02 Rev.01, 116/PL/04 Rev.01, 116/PL/06 Rev.01, 116/PL/10 Rev.01 plus Section 11 (materials) of the planning application form.
TOPOGRAPHY	Relatively flat.
TREES	TPO 7E (to the rear of the subject site). See tree officer comments below.
BOUNDARY TREATMENT	Wooden fence panels to the rear garden area.
SITE CHARACTERISTICS	Two storey detached property set in a medium sized plot.
CHARACTER OF LOCALITY	Residential area. Dwellings on Kingsway Gardens vary in design, size and position. Similar style extensions as per the proposed already exist on Kingsway Gardens.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/25018/000/00	Extension to garage and side extension	Permit: 19.12.1980

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Comments of concern from no. 39 Kingsway Gardens – Jose and Lindina De Freitas	• Sunlight/daylight loss into kitchen • Loss of outlook from kitchen

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	No response.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Tree officer	No objections subject to providing a condition which will help retain and protect the existing trees which form an important part of the amenity of the locality. *"The Tree Protection Plan must be adhered to in full, and may only be modified subject to written agreement from the Local Planning Authority. 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."*

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening 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 policies: 59.BE and 104.T

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: DM1 and DM24 (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 Document: Quality Places
Supplementary Planning Document: Residential Parking Standards
Department for Communities and Local Government: Guidance on the permeable surfacing of front gardens (2008)

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – not within character area

SPECIAL POLICY AREA

Not 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

NATIONAL PLANNING POLICY GUIDANCE

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

See above		See below		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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.

Policy 104.T of the Local Plan requires development to provide adequate off-highway parking up to the maximum standard set out in respect of the accessibility to that development.

The application is considered to comply with the relevant development plan policies and associated supplementary planning guidance for the following reasons:

- The size and design of the two storey side and rear extension and single storey rear extension are all considered to be sympathetic to the existing property. The proposal respects residential character of the locality. There are many similar examples of two storey side extensions along Kingsway Gardens.
- The proposals are considered to be of a modest size. The proposal is not considered to be unacceptable to neighbouring dwellings in terms of loss of light, outlook, overbearing impact or overlooking. See drawing nos. 116/PL/08 Rev.01 and 116/PL/09 Rev.01, which specifically indicate that there will be no significant issues in relation to day/light sunlight. The opening at ground floor level to the side of the neighbouring property at no.39 Leigh Road serves a kitchen which is a non-habitable room. The applicant has reduced the size of the two storey rear extension, which has overcome the concerns raised by the neighbouring property at no.39 Kingsway Gardens in terms of sunlight/daylight and outlook.
- The proposed single storey rear extension will not cause any significant harm to neighbours. Furthermore, it is not visible from the public realm.
- The proposal is considered to retain a decent sized garden and therefore the proposed extensions are not considered to result in the overdevelopment of the plot.
- 3no. off-street car parking spaces are proposed which meet the minimum off-street car parking standard as per Supplementary Planning Document: Residential Parking Standards (see drawing no. 116/PL/10 Rev.01). Therefore, having no impact on the highway network.
- See tree officer comments above. No objection subject to a condition being placed on the consent aimed at retaining and protecting the existing trees which form an important part of the amenity of the locality.
- The application site lies on the location of a former nursery (part of the Hillier Arboretum until it was developed in the late 60s). The presence of 'made ground' and / or contaminants in the ground cannot be ruled out and therefore an informative will be placed on the consent recommending that the risks to the development be considered. In addition, the informative would recommend that this is brought to the attention of the Building Control Officer. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.
- The proposed extensions are 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 it falls inside the designated

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

zone of impact.

- For these reasons the proposal is considered to be in keeping with the existing property, will preserve the character and appearance of Kingsway Gardens streetscene, and will not materially harm the amenity of the neighbouring residents. The development complies with the requirements of Policies 59.BE and 104.T.

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

Recommended for approval subject to conditions.