HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80318

DESCRIPTION	Two storey side and single storey rear extensions
ADDRESS	9 MONTGOMERY WAY, CHANDLER'S FORD, EASTLEIGH, SO53 3PX

SITE VISIT DATE	11/7/2017
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 two storey side extension and single storey rear extension • The two storey element will extend 5.1 metres in width, project 8.3 metres in depth and 7 metres in height • The single storey rear extension will project 2.8 metres in depth, extend 2.7 metres in width and 3.4 metres in height
TOPOGRAPHY	• Reasonably flat and level
TREES	• None
BOUNDARY TREATMENT	• Approximate two metre tall fence
SITE CHARACTERISTICS	• The application site contains a two storey mock Tudor detached dwelling • There is a foot path parallel to the north • At the front elevation there is an integral garage which juts out with prominence • There is off road parking for three vehicles • The rear garden is small
CHARACTER OF LOCALITY	• The immediate surrounding forms part of a cohesive estate development of detached dwellings with off road parking and garages

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Clerk Chandlers Ford PC	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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy 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

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."

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

The Quality Places SPD 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. The SPD also states that alterations to the front elevations must be carefully considered owing to the potential impact to the original dwelling and the streetscene.

The ground floor of the proposed two storey side extension will be partly shielded from view at the front elevation as it will be sited behind the existing garage therefore only the first floor element will be visible. Overall this element of the proposal does not raise any concerns that undue harm would be had to host dwelling or indeed the streetscene. A significant element of the extension will not be visible from the public realm therefore the resultant scale and mass would not be realised or evident. The proposed single storey rear extension will attach to the rear of the proposed two storey rear extension will jut out beyond the rear but will not wrap around the rear of the host dwelling, again this element of the proposal raises no concern owing to its small scale nature. The proposed two storey side extension and single storey rear extension will result in a proportionate addition which will respect the scale and mass of the host dwelling.

Residential Amenity

There is no concern that the proposal will affect the amenity of neighbours. The proposed extensions will be sited on the boundary with number 7 where the proposed extensions at the rear will extend in line with the neighbours. The flank elevation of the neighbours has

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

no doors or windows, therefore the privacy, outlook and level of daylight received will not be materially different to what is already experienced. There are no neighbours immediately to the north of the application who would be affected by the proposal.

Parking

The Residential Parking Standards requires at least three off road parking spaces to be provided, which the application site is able to meet and is acceptable.

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 two storey side and single storey rear extensions represent a suitably designed householder extension which will not result in undue harm to the host dwelling, streetscene or indeed the amenity of neighbouring occupiers. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance: Quality Places (2011)**,** Supplementary Planning Guidance: Residential Parking Standards (2009)