

Planning Statement

Site Address: 62 Westfield Road, Chandlers Ford SO53 3GW

Proposed two storey and single storey rear extension with the addition of two side windows.

Local context

- The application dwelling is a two-bedroom end of terrace property with off-road parking to the front and a sizeable area of private amenity space to the rear. The site falls within an established residential area and forms part of a post-war, ex-local authority housing estate made up of a mixture of terraced and semi-detached properties. A number of neighbouring dwellings have had rear additions although predominately single storey a few have had two storey extensions of similar scale

Local Plan Policies

Policy DM1, General criteria for new development

1. All new development should:

- a) not have an unacceptable impact on, and where possible should enhance:
 - i. residential amenities of both new and existing residents; the character and appearance of urban areas, the countryside and the coast;
 - ii. not have an unacceptable impact on, and where possible should enhance: biodiversity (avoiding significant adverse impacts)
- b) make efficient use of the site, maximise opportunities to increase density and have regard to potential development opportunities on adjoining land
- c) take full and proper account of the context of the site including the character, appearance and land uses of the locality or neighbourhood, and be compatible with adjoining uses and be well integrated with these in terms of mass, scale, materials, layout, density, design and siting, both in itself and in relation to adjoining buildings, spaces and views. Where adjoining development is poor in urban design terms, new development should contribute to improving the character of the area

Policy DM26, Residential extensions and replacement dwellings in the countryside The extension or replacement of a permanent dwelling in the countryside will be permitted subject to the general development criteria and transport policies of the Local Plan and provided:

- the extension or replacement dwelling will not be disproportionate in size to the existing dwelling, neighbouring properties or in relation to its plot, or involve any extension to its curtilage

National Framework

12. Achieving well-designed places

Planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

Conclusion

The rear extension will match existing materials and is subservient to the existing house and due to the size of the rear plot the massing and scale is appropriate. Neighbouring sight lines have been maintained and visually the extension cannot be seen from the front elevation which itself remains as is. The property has ample safe parking for the increase from a two bed to a three bed and is in line with policy.

Therefore, it is considered that the presumption in favour of sustainable development should apply and the proposed development should be approved