

Planning Department
Eastleigh House
Upper Market Street
Eastleigh
SO50 9YN

Our Ref: E-480-AD
Your Ref: PP-11941373
Email: [REDACTED]
Date: 17 February 2023
Status: Via Planning Portal

Dear Sir/Madam,

Householder Planning Application for a Single Storey Rear Extension – 29 Common Road, Chandlers Ford, SO53 1HU

I am writing on behalf of our clients, Mr and Mrs Drew, who have instructed Southern Planning Practice Ltd to prepare and submit a householder planning application for permission for a single storey rear extension at their property, 29 Common Road. The extension is proposed to create a larger area of habitable space in the form of an open plan kitchen dining area and a downstairs bathroom.

This covering letter should be read in conjunction with the submitted application form and the following plans:

- Site Location Plan Dwg No. E-AD-480.01 SLP
- Existing Block Plan Dwg No. E-AD-480.02A BP
- Proposed Block Plan Dwg No. E-AD-480.03A BP
- Proposed Plans and Elevations Dwg No. E-AD-480.04B
- Existing Elevations

The Site and its Surrounds

The site comprises a semi-detached residential dwelling on a corner plot on the junction of Common Road and Park Road in Chandlers Ford. The property has an extensive front, side and rear garden. The property has not previously been extended and therefore there is no planning history for the property. The site is screened on the western side by an existing laurel hedge.

The Proposed Development

This application proposes a single storey rear extension which will extend by approximately 3.6 m from the existing rear elevation. The single storey extension will have a flat roof and extend the length of the existing dwelling. The proposed extension will provide a large dining area/family room and a new downstairs bathroom. The extension will have a composite cladding and either UPVC or aluminium windows and doors to match the existing dwelling. An area of decking is proposed to the north of the extension.

Relevant Planning Policy

In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, and Section 70 (2) of the Town and Country Planning Act 1990, the planning policy framework relevant to the determination of the application comprises the adopted Development Plan and relevant material considerations. Where the Development Plan contains relevant policies, applications for development which are in accordance with the plans should be allowed, unless material considerations state otherwise.

The “other material considerations” relevant as per Section 38(6) of the Planning and Compulsory Purchase Act and Section 70 (2) of the Town and Country Planning Act 1990, include the National Planning Policy Framework, the Planning Practice Guidance, Supplementary Planning Documents and other local guidance.

The proposed development must be assessed against planning guidance, the Development Plan and other material considerations.

The site is located in the administrative boundary of Eastleigh Borough Council. As such, the Development Plan comprises the Eastleigh Borough Local Plan 2016-2036.

Planning Assessment

It is pertinent to note that a single storey extension, up to 3m from the rear elevation of the existing dwelling could be built under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. However, the applicant wanted to extend slightly

further to be line with the neighbouring properties conservatory, hence the need for planning permission.

The site is located within the urban edge where the principle of development is acceptable. The proposed design of the single storey rear extension is in keeping with the existing dwelling in terms of its form, scale and appearance. A sensitively selected palette of materials are proposed to reflect new development within the area.

The proposed extension ensures that sufficient amenity space has been retained and the extension would not result in over development of the site. The development has been designed to ensure it is in accordance with the guidance set out within the Quality Places Supplementary Planning Document and therefore there will be no unacceptable impact on the amenity of neighbouring properties in terms of loss of privacy, light or outlook.

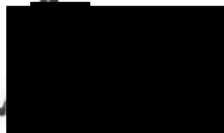
There are no trees on the site which will impacted by the proposed development and the area which will be built on by the extension is largely laid to hardstanding so there will be no impact on biodiversity.

Conclusion

In light of the above, it is considered that the proposed development is in accordance with the relevant policies of the Development Plan and should therefore be approved in accordance with Paragraph 11 of the National Planning Policy Framework without delay.

I trust the information submitted via the planning portal is sufficient to validate and determine the application, however should you require any further details please do not hesitate to contact me.

Yours sincerely

A black rectangular box redacting the signature of Alice Drew.

Alice Drew, BSc (Hons) MSc MRTPI
Principal Planning Consultant