

APPENDIX 4

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. H/17/81900

DESCRIPTION	Single storey side and rear extension
ADDRESS	63 Underwood Road, Bishopstoke, Eastleigh, SO50 6FX

SITE VISIT DATE	16 th November 2017
ARE PLANS ACCURATE?	It is considered that sufficient information has been provided to allow for the assessment of the development proposed. Amended plans received on: 13 th December 2017
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes. The amended plans were put on a 14 day neighbour re-consultation period.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. For exact proposed dimensions, see drawing nos. 01_Revision C plus section 11 of the planning application form.
TOPOGRAPHY	Flat
TREES	No trees on or adjacent to the site would be affected by the proposals.
BOUNDARY TREATMENT	Quite open to the front with 1.8 – 2.0 metre close board timber fencing to the side and rear garden boundaries.
SITE CHARACTERISTICS	Modest two storey end of terrace ex-council house on a large plot. It is identical to its immediate neighbours. See relevant planning history below regarding other works that have taken place on site.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly terraced and semi-detached two storey dwellings, many of which are ex-council properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
PD/17/81420	PD Enquiry - static caravan in rear garden	Permitted: 04.10.17 Permit: 07.01.09
Q/13/73131	Siting of static caravan in back garden to provide extra bedroom for family member	
F/08/64127	One and two storey rear extension	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

Within Built-up Area Boundary
Within Established Residential Area
Within HRA Screening Area, River buffer 400m, SAC, SPA, and 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 Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Fair Oak and Horton Heath Character Area (BIFOHH 9). Guidance:

- Maintain the formal building compositions around route intersections and open spaces.
- Maintain the predominant orientation of ridgelines in existing development relative to the slope.
- Retain the wide grass verges and associated semi-mature broadleaved planting along Underwood Road and West Drive.
- Maintain the importance of the open green spaces at the centre of loops in any new development.
- Maintain a uniformity in building heights within each street.

The proposed works are considered to meet the above requirements.

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 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	X	
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
N/A					

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."

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 proposed works are considered to be sympathetic to the existing dwelling. The proposal fits in with the residential character of the locality.
- The proposed works 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.
- The proposal is considered to retain a decent sized private rear garden area and therefore the proposal is not considered to result in the overdevelopment of the plot.
- No impact on parking standards.
- The proposed extension 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 even though it falls inside the designated 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 the Underwood Road streetscene, and will

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

not materially harm the amenity of the neighbouring residents. The development complies with the requirements of Policies 59.BE.

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.

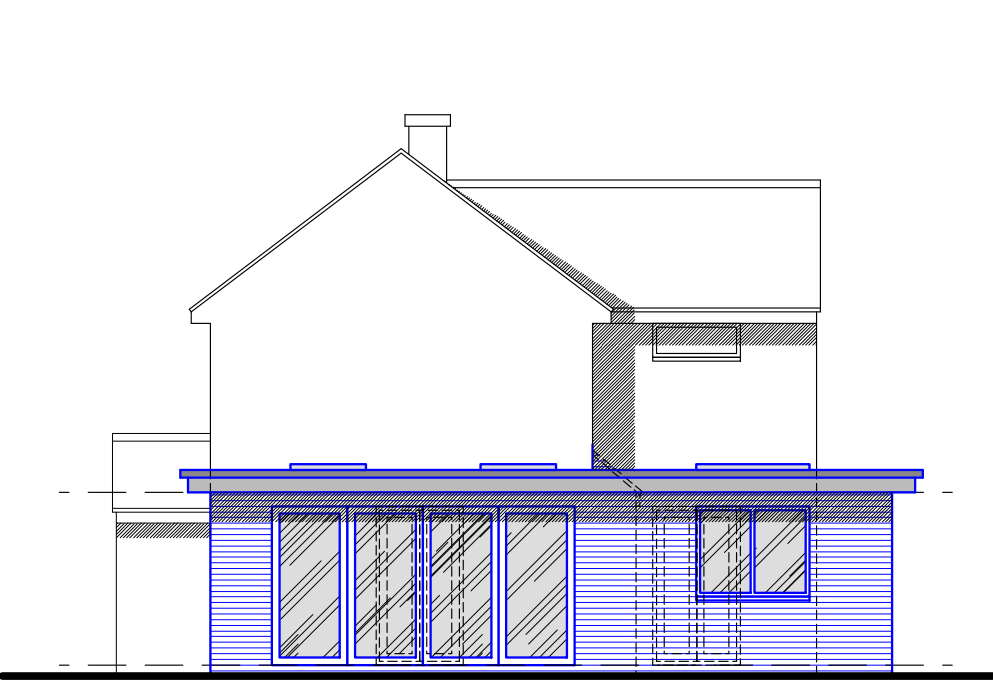
CONCLUSION

Recommended for approval subject to conditions.



Proposed Front Elevation 1:100

0 1 2 3 4 5m



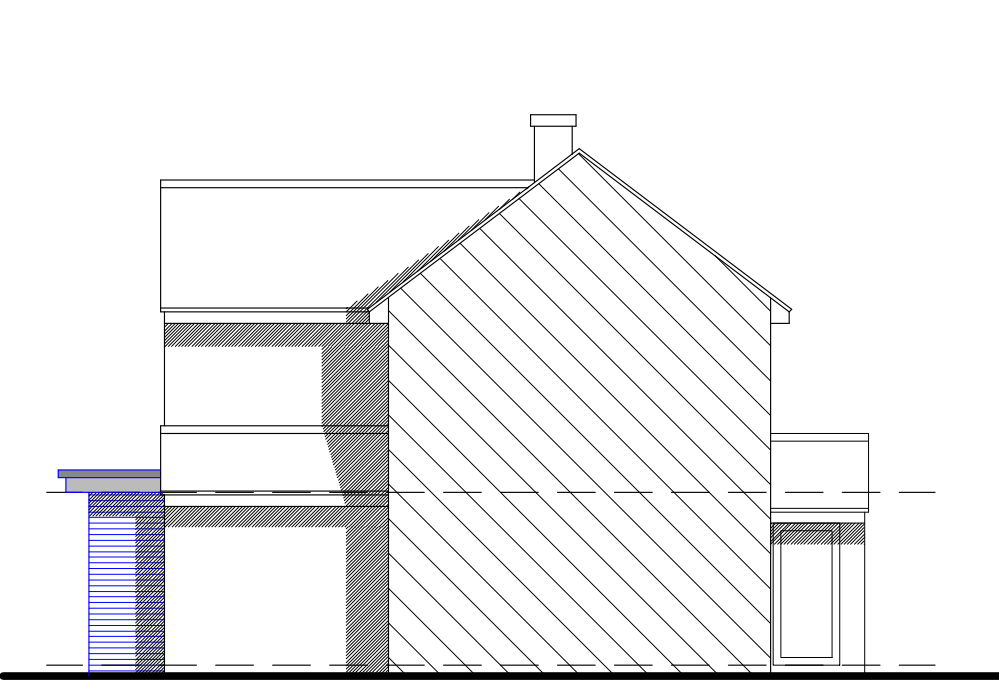
Proposed Side Elevation 1:100

0 1 2 3 4 5m



Proposed Rear Elevation 1:100

0 1 2 3 4 5m



Proposed Side Elevation 1:100

0 1 2 3 4 5m



Existing Front Elevation 1:100

0 1 2 3 4 5m



Existing Side Elevation 1:100

0 1 2 3 4 5m



Existing Rear Elevation 1:100

0 1 2 3 4 5m



Existing Side Elevation 1:100

0 1 2 3 4 5m

Important Notes

it is the sole responsibility of the building owner to draw up all legal agreements with adjoining property owner to cover the over hanging of any fascias, guttering, foundations or any part of the building. mdt design can not be held responsible in any way whatsoever for any legal costs or other costs incurred through any neighborhood disputes.

it is the sole responsibility of the building owner to comply with the party wall act 1996 mdt design can not be held responsible in any way if non compliance is adopted.

use figured dimensions only.

all dimensions in millimetres only unless stated otherwise.

all clients and contractors to check all drawings and to verify all dimensions on site prior to works commencing, any discrepancies in dimensions or boundary locations are to be brought to the attention of mdt design immediately before any further works take place on site.

this drawing is the copyright of mdt design and may not be copied, altered or reproduced in any form or passed to a third party without the written consent of mdt design

Building Regulation Drawing Only

Drawing to be read in conjunction with Structural Engineer's details under separate cover. All Structural elements indicative in appearance only. Refer to Structural Engineer's report for detail & design of structural elements and connections. Contractor to determine installation heights of beams & padstones on site as required.

All setting out dimensions to be checked on site by contractor prior to starting work.

Work carried out before building regulation approval at client's own risk.

Specifications subject to change until building regulation (full plans) approval has been issued.

Client to contact Southern Water to accurately locate mains sewer positions, depths and diameters, prior to any work commencing on site.

revisions

project

63 Underwood Road
Bishopstoke
Eastleigh
Hampshire
SO50 6FX

client

Mr & Mrs Chaffey

drawing

Proposed Alterations

stage

Stage 1 - Survey

scale

1:100 & 1:50@A1

date

October 2017

job no._

2210/10_

dwg no._

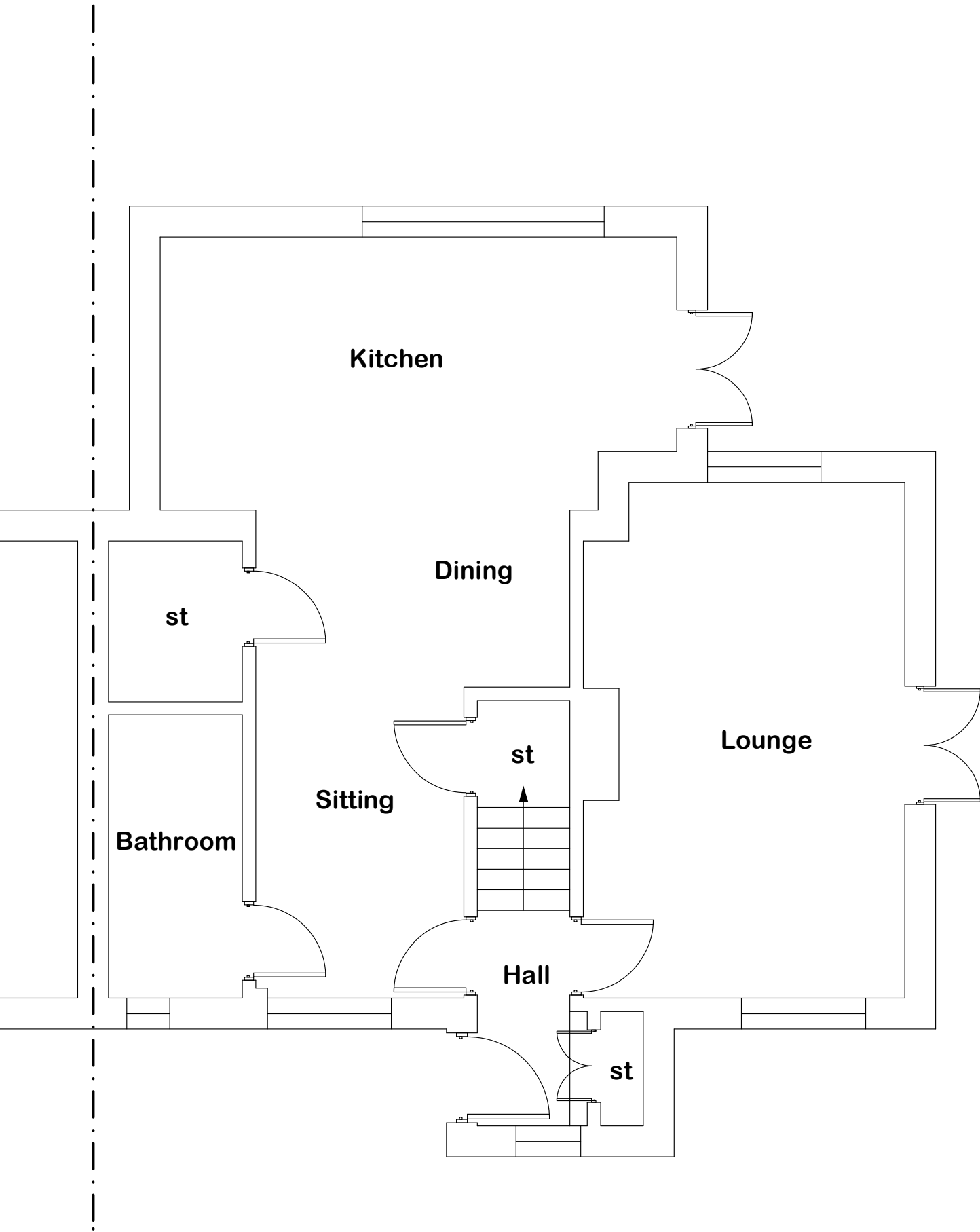
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revision

C

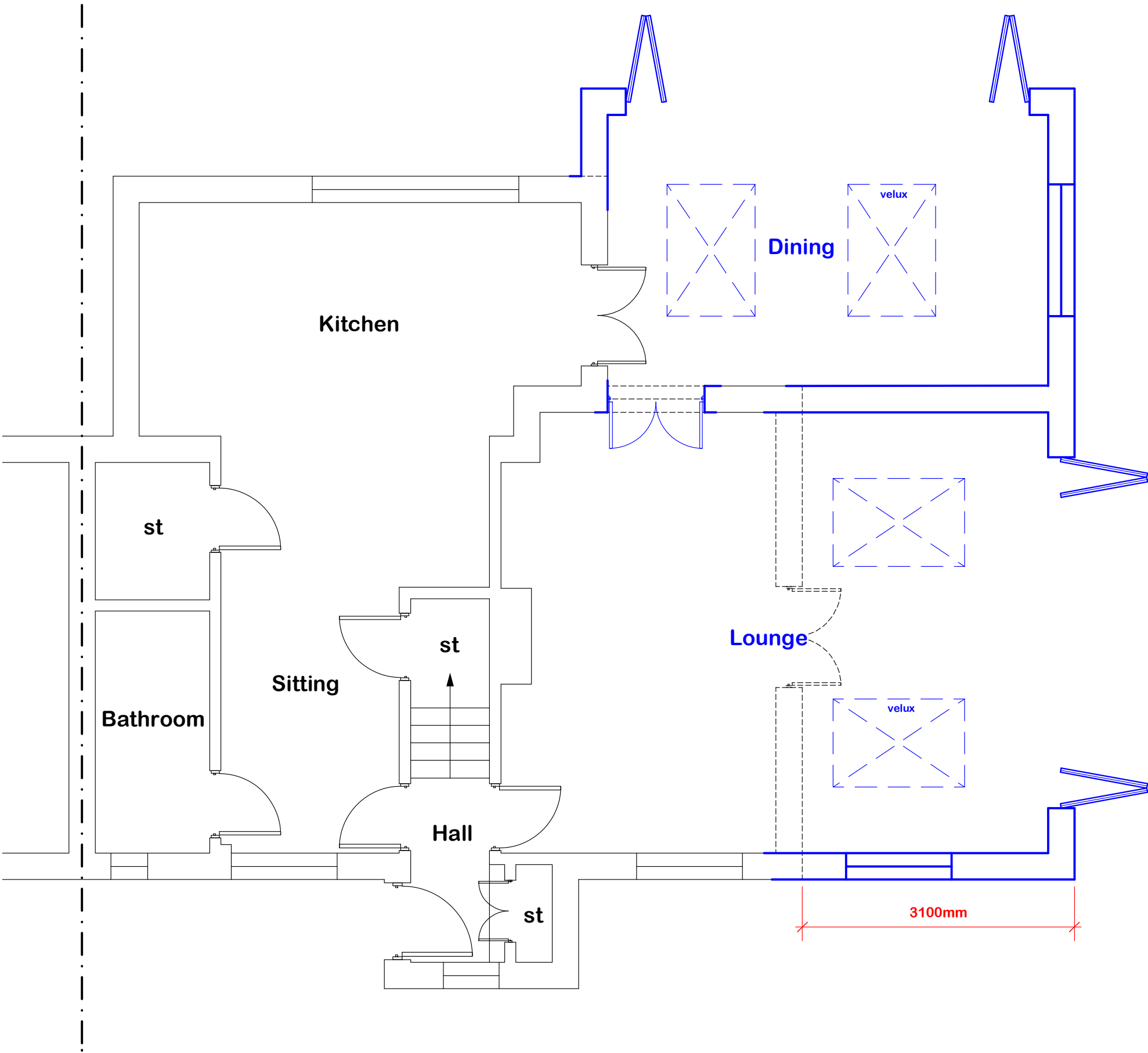
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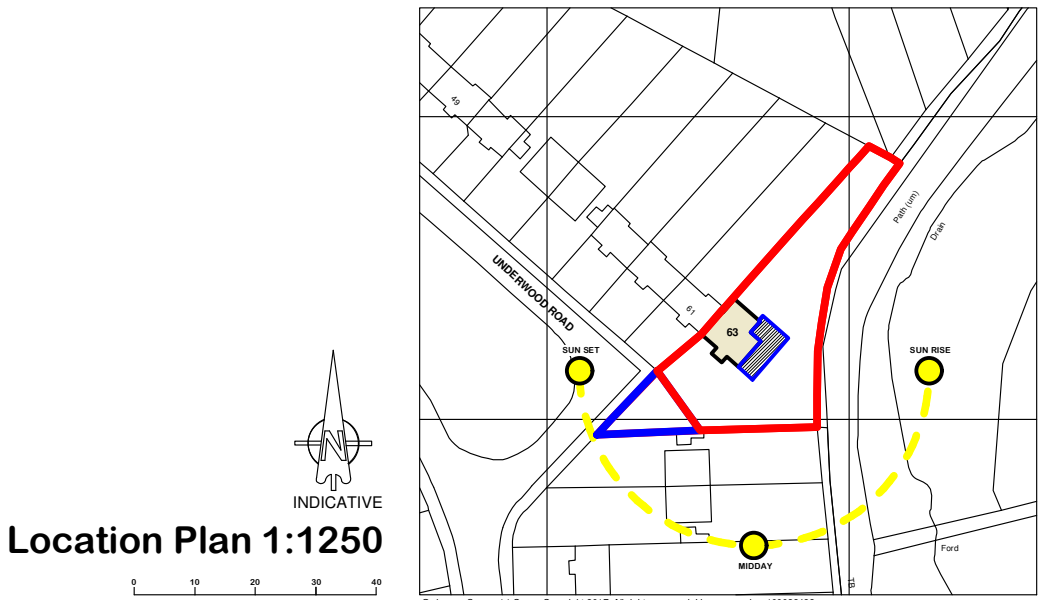
Existing Ground Floor Plan 1:50

0 1 2 3 4 5m

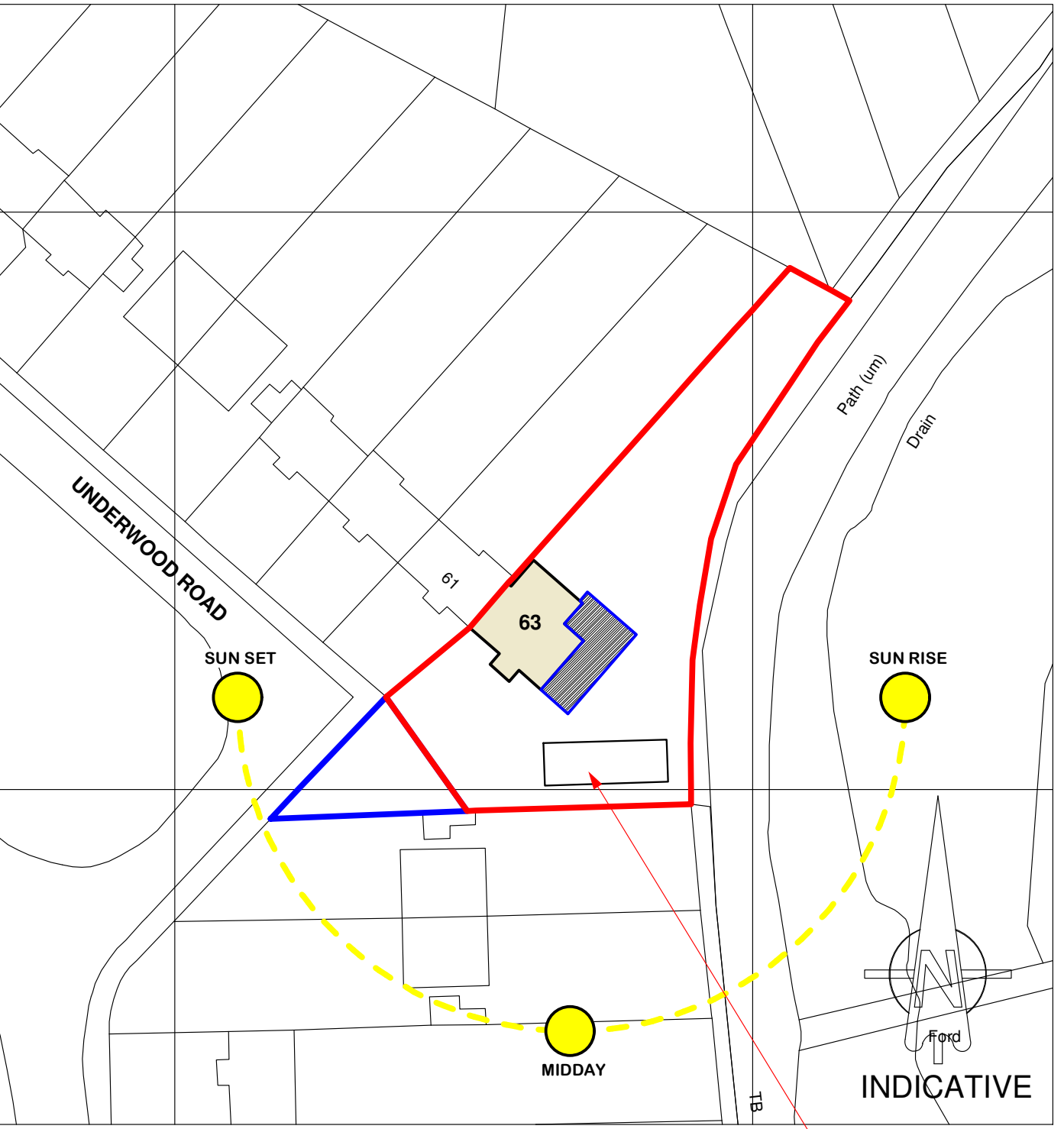


Proposed Ground Floor Plan 1:50

0 1 2 3 4 5m



Location Plan 1:1250



Site Plan 1:500

0 10 20 30 40

Caravan allowed under permitted development REF PD/17/81420. This is a mobile structure and as such should NOT be included in any calculations