

**SITE: 14 Kingsway Gardens, Chandler's Ford, Eastleigh, SO53  
1FE**

Ref. F/16/79104 Received: 22/08/2016 (17/10/2016)

**APPLICANT:** Ms Lin Lewis

**PROPOSAL:** Two storey rear extension, addition of box dormer to side elevation & alterations to front facade

**AMENDMENTS:** 02/11/16

**RECOMMENDATION:**

**PERMIT**

---

---

**CONDITIONS AND REASONS:**

- (1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 470.PL.001 Rev A, 470.PL0002 Rev A, 470.PL.003 Rev A, 470.PL0004 Rev A, 470.PL.005 Rev A, 470.PL.006 Rev A, 470.PL.008 Rev A, 470.PL.009 Rev A, 470.SU.001, 470.SU.002, 470.SU.004, 470.SU.005, 470.SU.006, 470.SU.008, 470.PL.3D, 470.PL.SITE Rev C. Reason: For the avoidance of doubt and in the interests of proper planning.
- (2) The development hereby permitted shall start no later than three years from the date of this decision. Reason: To comply with Section 91 of the Town and Country Planning Act 1990.
- (3) No development shall start until details and samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.  
Reason: To ensure a satisfactory visual appearance in the interest of the amenities of the area.
- (4) The first floor windows on the south east and north west elevations shall be obscure glazed to Pilkingtons level 3 or equivalent with no more than a top-hung opening toplight. Once installed the windows shall be permanently maintained in that

condition. Reason: To protect the amenity and privacy of the adjoining residential properties.

- (5) The development hereby permitted shall not be occupied until the parking area has been provided in accordance with the approved plans and thereafter permanently retained and used only for the purpose of accommodating private motor vehicles incidental to the enjoyment of the dwelling house as a residence. Reason: To make provision for off street parking for the purpose of highway safety.

Note to Applicant: In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, Eastleigh Borough Council takes a positive approach to the handling of development proposals so as to achieve, whenever possible, a positive outcome and to ensure all proposals are dealt with in a timely manner.

Note to Applicant: It is requested that the building works are carried out considerately to minimise disruption to the occupiers of the neighbouring properties. The council operates a code of best practice, which is available on the council's website [www.eastleigh.gov.uk](http://www.eastleigh.gov.uk) by following the links to Planning, Guidance on the process, scroll down to Guidance on Aspects of the Planning & Construction Process and select considerate builders advice note.

---

Report:

This application has been referred to Committee because a member of the committee lives in close proximity to the application site.

### **Description of Application**

1. The application proposes a two storey extension to the rear of the dwelling and a box dormer window to the side of the dwelling. Roof lights would be positioned in the roof of the box dormer.
2. Alterations are proposed to the front of the dwelling by replacing the existing timber balcony with a new glazed balustrade and a new metal clad covered walkway.
3. Alterations are also proposed to the fenestration by replacing all of the windows and doors on the property.

### **Site Characteristics**

4. The site consists of a detached two storey dwelling with the roof sloping down to single storey level. The property has parking to the front of the site and a timber clad balcony to the front of the site.
5. Close boarded fencing is positioned on the side boundaries of the site and a low brick wall is located to the front of the site.

6. A TPO trees in located to the very rear of the site on the boundary with the neighbouring property 1 Wychwood Grove.
7. Kingsway Gardens consists of detached two storey dwellings. There are two main designs to the dwellings consisting of two storey dwellings with sloping roofs down to single storey level with balconies protruding to the front of the properties and two storey dwellings with tile hanging and balconies to the front of the properties. It is noted that a number of the two storey dwellings with tile hanging have had two storey side extensions.

### **Relevant Planning History**

8. F/16/78455 - Two storey side and rear extension, single storey covered walkway to front and alterations to fenestration – Withdrawn 22/06/2016

### **Representations Received**

9. Two letters of support has been received on the following grounds:
  - The updated plans reflect a more contemporary design in keeping with the rest of the road.
  - Concerns regarding building works and access to rear garden of neighbouring property
  - Concerns regarding proposed materials
  - Concerns regarding height of windows in relation to existing dwelling
  - Request side facing window is fixed shut
  - Concerns regarding contractor parking

### **Consultation Responses**

10. Chandlers Ford Parish Council: None received
11. Head of Transportation and Engineering; No objection, recommends condition in relation to parking

### **Policy Context: Designation Applicable to Site**

- Within Built-up Area Boundary
- Within Established Residential Area

### **Development Plan Saved Policies and Emerging Local Plan Policies**

- Eastleigh Borough Local Plan Review 2001-2011 saved Policies; 59.BE, 104.T
  - Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 Policies: DM1, DM24
12. The Submitted Local Plan comprises: the Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and the Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014.

## **Supplementary Planning Documents**

- Supplementary Planning Document: Quality Places (November 2011)
- Supplementary Planning Document: Residential Parking Standards (January 2009)

## **National Planning Policy Framework**

13. The National Planning Policy Framework (NPPF) states that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
14. Para 14 sets out a general presumption in favour of sustainable development and states that development proposals which accord with the development plan should be approved without delay. Where the development plan is absent, silent, or relevant policies are out-of-date planning permission should be granted unless the adverse impacts of the development would outweigh the benefits; or specific policies in the Framework indicate development should be restricted (paragraph 14). Local plan policies that do not accord with the NPPF are now deemed to be “out-of-date”. The NPPF requires that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. In other words the closer the policies in the plan accord to the policies in the Framework, the greater the weight that may be given.

## **Policy Commentary**

15. The above policies and guidance combine to form the criteria against which this application will be assessed.

## **Comment on Consultation Responses and Representations Received**

16. The comments raised have been addressed in the report below.

## **Assessment of Proposal: Development Plan and / or Legislative Background**

17. 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."*

18. In this case policy issues for consideration include:

## **Principle**

19. The site lies within the urban edge, as part of an established residential area. The principle of development is considered to be acceptable subject to the proposed scheme being appropriate in nature, design and siting, in accordance with the relevant local planning policies and guidance.

20. In this case the relevant saved local plan policies are 59.BE and 104.T.
21. 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. Policy 104.T requires adequate off-highway parking to be provided.

### **Character and appearance**

22. The application follows the previously withdrawn application F/16/78455. The application was withdrawn following concerns raised by officers regarding the form and design of the proposed extension to the dwelling.
23. The current application proposes a two storey extension to the rear of the dwelling and a dormer window to the side of the property. The proposed two storey extension to the rear of the dwelling would extend across the rear of the property and follows the existing roof line of the dwelling. It is considered that the proposed extension to the rear of the property would be modest in size and scale and in keeping with the existing property.
24. The dormer window positioned on the sloping roof of the existing dwelling is considered to be relatively large, however, it is acknowledged that a dormer window of a similar size and scale could be erected under permitted development. It is considered that the proposed dormer window due to the set back from the front of the dwelling and the dormer being set in from the side of the property sits well in the roof slope and does not dominate the existing roof form. Therefore having regard to the permitted development fall-back position no objection is raised to the size and scale of the proposed dormer windows.
25. It is noted that other properties in the street have dormer windows in the sloping roof of the dwellings. Having reviewed the planning history for these dormer windows it is considered that they have been erected through permitted development rights.
26. Whilst it is acknowledged that the proposed dormer window is relatively large in size and scale, it is considered that due to the position of the dormer window in the roof maintaining space to the side and front of the property and examples of other dormer windows in the roof the proposal would not cause material harm to character and appearance of the surrounding area to warrant a reason for refusal.
27. The proposed alterations to the balcony and covered walkway to the front of the property are considered to be acceptable in terms of their form and design. The application also proposes to change the windows and door on the existing property to give the dwelling a more modern appearance. The materials to be used on the dormer windows and the covered walkway are proposed to be similar

to link the two elements together. It is considered that the proposed materials will be an important feature of the dwelling and therefore a condition is recommended for details of the materials to be used to be submitted to ensure they are appropriate and in keeping with the character of the area.

28. It is therefore considered that the proposed alterations to the dwelling are acceptable in terms of its form and design and would be in keeping with the character and appearance of the surrounding area. The proposal is therefore considered to comply with Policy 59.BE of the Local Plan.

### **Residential amenity**

29. The proposed two storey extension to the rear of the property extends out 2m from the existing dwelling on the site. It is considered that having regard to the spacing maintained to the boundary and the modest depth of the proposed two storey extension it would not cause material harm to the amenities of the neighbouring properties in terms of over dominance or loss of light.
30. In addition the proposed dormer window would be positioned in the roof of the dwelling and set in from the sides and rear of the proposed and is therefore not considered to impact on the amenities of the neighbouring properties.
31. It is noted that a side facing window serving a first floor utility area is proposed in the side elevation facing no.16 Kingsway Gardens and a side facing window serving a bathroom is proposed in the side elevation facing no.12 Kingsway Gardens. The proposed plans show these windows to be obscurely glazed and therefore a condition is recommended to obscure glaze these windows to prevent overlooking to the neighbouring properties.
32. The proposal is therefore not considered to cause material harm to the neighbouring amenities and accordance with Policy 59.BE of the Local Plan in this regard.
33. Comments have been received from the neighbouring properties regarding parking and access during construction. Therefore an informative is recommended requesting that the building works is carried out considerately to minimise disruption to the occupiers of the neighbouring properties.

### **Access & parking**

34. No alterations are proposed to the existing access on the site.
35. The existing property has three bedrooms, the proposed extensions to the dwelling would result in a five bedroom dwelling on the site. The Council's Residential Parking Standards Supplementary Planning Document requires that dwelling of this size provide three on site spaces. A site plan has been submitted with the application showing space for parking of three cars at the front of the site.

36. Following consultation with the Council's Head of Transportation and Engineering no objection to the parking layout has been raised. A condition is recommended to ensure the parking is provided on the site in accordance with the submitted plan.

#### **Other material considerations**

37. 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**

38. In light of the assessment above the proposed development is considered to be acceptable and would comply with Policies 59.BE and 104.T of the Local Plan.



© Crown copyright and database rights (2016) Ordnance Survey (LA100019622)



**F/16/79104**

**Title:**  
14 Kingsway Gardens

**Scale:**  
1:1250  
**Map Ref:**  
SU4421NW  
**Date:**  
01/11/2016

