

18/01/2017

APPLICATIONS RECOMMENDED FOR DECISION

CHANDLER'S FORD & HILTINGBURY Wednesday 18 January 2017 Case Officer Gary Osmond

SITE: 2 Hoveton Grove, Chandler's Ford, Eastleigh, SO53 1QQ

Ref. F/16/79444 Received: 27/10/2016 (25/01/2017)

APPLICANT: Mr & Mrs Barlow

PROPOSAL: Single storey front extension

AMENDMENTS:

RECOMMENDATION:

PERMIT

CONDITIONS AND REASONS:

- (1) The development hereby permitted shall be implemented in accordance with the following plans numbered: 1630.01, 1630.02, 1630.03, 1630.05B & 1630.07B.
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) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing dwelling. Reason: To ensure a satisfactory visual relationship between the new development and the existing.

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 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 is an immediate neighbour to the site.

Description of Application

1. The application seeks consent for a modest single storey front extension which would allow for a larger kitchen. It will essentially pull across the existing garage/porch lean-to roof so that it stretches across the full width of the property.

Topography, Trees & Boundary Treatment

2. The application site is generally flat and level and with an open frontage onto the street. While there are some trees around, none would be affected by the proposed works.

Site Characteristics & Character of Locality

3. The application dwelling is a simple two storey detached dwelling dating from the 1980s with an attached double garage and parking to the front. There is also a modest garden to the front and private garden to the rear.
4. Hoveton Grove is a quiet cul-de-sac made up of properties of the same style and age as the application dwelling. It forms part of the wider North Millers Dale development which is predominantly detached and semi-detached two storey residential development.

Relevant Planning History

5. There is no record of any previous planning history relating to the application site.

Representations Received

6. One representation has been received stating that they have no objection to the proposals.

Consultation Responses

7. **Chandler's Ford Parish Council** – No comments received.

Policy Context: Designation Applicable to Site

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

Development Plan Saved Policies and Emerging Local Plan Policies

- Eastleigh Borough Local Plan Review 2001-2011 saved Policies: 25.NC, 59.BE & 104.T
 - Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 Policies: DM1, DM9 & DM24
8. 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: Chandler's Ford and Hiltingbury Character Areas (January 2005)
- Supplementary Planning Document: Residential Parking Standards (January 2009)

National Planning Policy Framework

9. 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. 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.

National Planning Practice Guidance

10. Where material, this guidance should be afforded weight in the consideration of planning applications.

Policy Commentary

11. The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the principle of that proposed, its layout, design and impact upon the street scene and wider character of the area, the residential amenity of neighbouring properties, parking and nature conservation.

Comment on Consultation Responses and Representations Received

12. Comments are noted.

Assessment of Proposal: Development Plan and / or Legislative Background

13. Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

14. *"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."*

15. In this case policy issues for consideration include:

Principle

16. The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and Supplementary Planning Documents. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which 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, a satisfactory means of access and layout for vehicles, cyclists and pedestrians, to make provision for refuse and cycle storage and avoid unduly impacting on neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes. Also of relevance is Policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, which essentially reiterates the above requirements.

Layout, Design, Street Scene & Area Character

17. As set out above, that proposed is a simple and modest lean-to single storey front extension which will essentially pull across the existing garage/ porch roof. In terms of its form, scale and appearance there are no issues of concerns, nor are there considered to be any issues in terms of negative impact upon the street scene or the character and appearance of the wider area. As such the application is considered to accord with the design requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Residential Amenity

18. Due to the orientation, proximity and relationship of the application property to its neighbours, as well as the modest nature and position of the development proposed, it is not considered that there would be any adverse or unacceptable impact upon the residential amenity of any neighbouring properties in terms of loss of privacy, light or outlook. As such the application is considered to accord with the amenity requirements of saved Policy 59.BE of the current Local Plan, Policy DM1 of the Submitted Local Plan and the Council's 'Quality Places' SPD.

Parking

19. The proposed works will not result in the creation of any additional bedrooms or include any alteration/conversion of the garage. As such, the minimum of three off-road parking spaces required by the Council's 'Residential Parking Standards' SPD would be retained. The application is therefore considered to comply with this element of saved Policies 59.BE & 104.T of the current Local Plan and Policy DM24 of the Submitted Local Plan and Policy DM24 of the Submitted Local Plan.

Nature Conservation

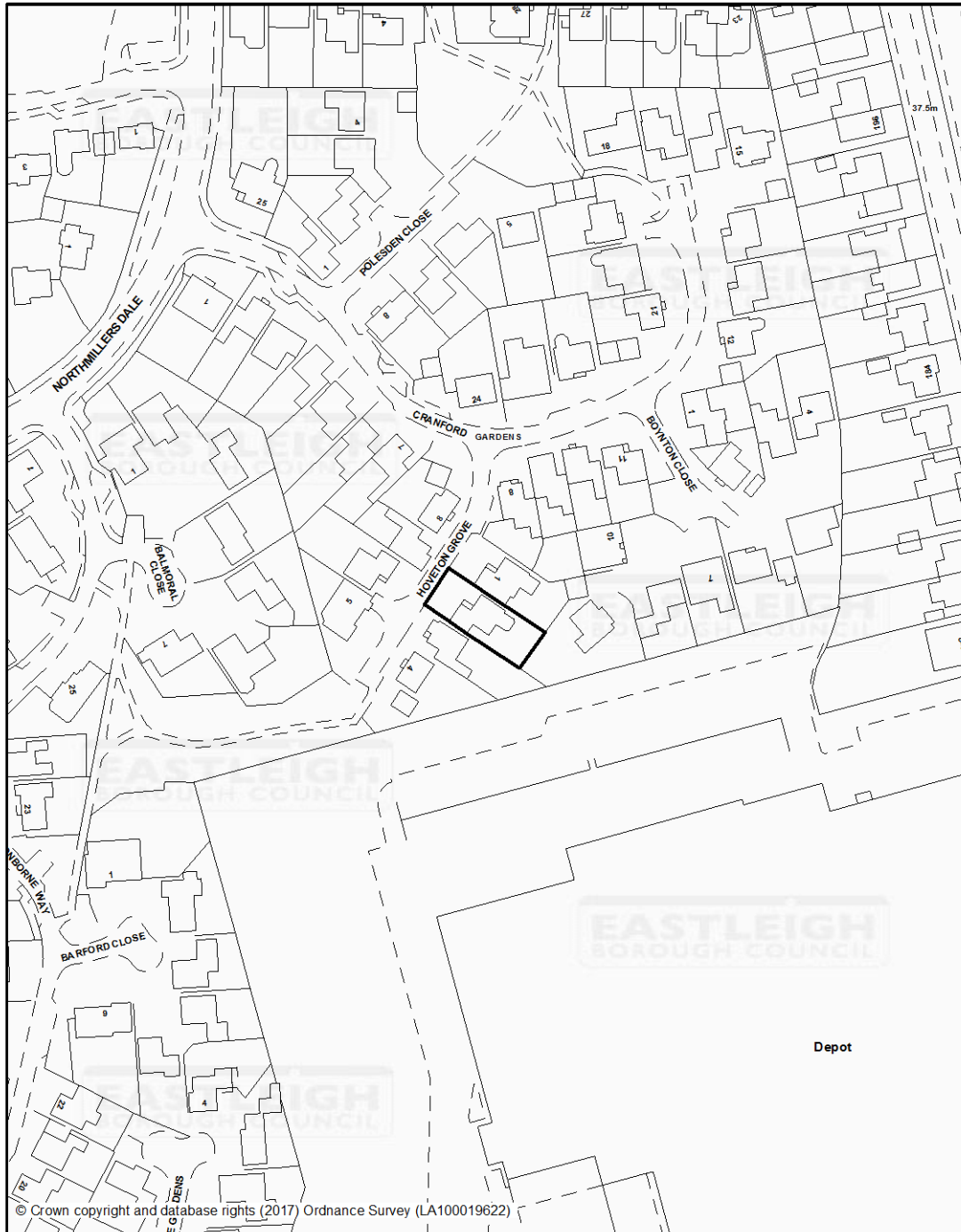
20. The modest scale and nature of the proposed development, together with its location within an established housing estate and away from any ecologically sensitive sites means that it is not considered there will be any adverse or unacceptable impact upon local biodiversity or habitat.

Other material considerations

21. Reference needs to be made 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 withdrawn the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

Conclusion

22. For the reasons given above, the application is recommended for approval subject to the conditions set out.



EASTLEIGH
BOROUGH COUNCIL

F/16/79444

Title:
2 Hoveton Grove

Chandler's Ford

Scale:
1:1250
Map Ref:
SU4221NE
Date:
04/01/2017

