

CFH – Chandlers Ford and Hiltingbury Local Area Committee Wednesday 12 September 2018.

**Application Number:** H/18/83584  
**Case Officer:** Jagdeep Birk  
**Received Date:** Monday 9 July 2018  
**Site Address:** 15 & 17, Castle Lane, Chandler's Ford, SO53 4AH  
**Applicant:** Mr R Medlock & Mr N Harding  
**Proposal:** Proposed single storey rear extensions to number 15 and 17 Castle Lane and retention of single storey front extension to no 17

**Recommendation:**  
**PERMIT**

### **CONDITIONS AND REASONS**

- 1 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.
- 2 The development hereby permitted shall be implemented in accordance with the following plans numbered: LOC\_01, 15 AND 17  
Reason: For the avoidance of doubt and in the interests of proper planning.
- 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 buildings.  
Reason: To ensure a satisfactory visual relationship between the new development and the existing.

Note to Applicant: In accordance with paragraph 38 of the National Planning Policy Framework (July 2018), 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.

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Report:

This application has been referred to Committee by the Housing and Development Lead Specialist.

#### **Description of Application**

1. Single storey rear extensions to no's 15 and 17 and retention of single storey front extension to no 17. The single storey rear extensions will project 3.5

metres in depth, extend 9.7 metres in width at number 15, and 7.1 metres at number 17 and 3.9 metres in height overall. The single storey front extension at number 17 has already been constructed and projects one metre in depth, extends two metres in width and 3.8 metres in height at the tallest point.

### **Site Characteristics**

2. The application site contains two semi-detached dwellings both which occupy generous plots, set back from the highway with off road parking. Eagle Close allotment is to the rear of this section of Castle Lane. At the front elevations the dwellings have two storey projecting bays and have been extended with two storey side extensions. Number 15 has a single storey rear extension which does not extend the entire width of the dwelling and number 17 have a conservatory which extends the full width of the host dwelling.

### **Relevant Planning History**

3. 15 Castle Lane, First floor side extension, Z/16398/001/00, granted 15/8/1995
4. Erection of conservatory at rear, Z/16398/002/00, granted 26/2/1997
5. 17 Castle Lane, addition of pitched roof to existing side extension, Z/04594/001/00, granted 7/10/1993
6. Single storey rear extension and addition of pitched roof to existing side extension, F/04/50114, granted 16/3/2004

### **Representations Received**

- None received

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

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

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

7. Eastleigh Borough Local Plan Review 2001-2011 saved policy: 59.BE.
8. Submitted Eastleigh Borough Local Plan 2011-2029, July 2014 policy DM1.
9. Emerging Eastleigh Borough Local Plan 2016-2036

The Council is at the pre-Submission publication stage (Regulation 19) of the emerging Eastleigh Borough Local Plan for the Period 2016 – 2036. The current consultation stage closed on 6 August 2018 with submission to the Secretary of State scheduled for Autumn 2018. The adoption of the Local Plan is anticipated in Summer 2019. Given the status of the emerging Plan, it is considered that limited weight can be attributed to it.

### **Supplementary Planning Documents**

- Supplementary Planning Document: Quality Places (November 2011)
- Supplementary Planning Guidance: Chandler's Ford and Hiltingbury Character Area (2005)

### **National Planning Policy Framework**

10. 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 2). Section 12 of the NPPF states - The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
11. Section 11 sets out presumption in favour of sustainable development and states that decision taking should approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless: the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

### **National Planning Practice Guidance**

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

### **Policy Commentary**

13. 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.

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

14. Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require a local planning authority determining an application to do so in accordance with the Development Plan unless material considerations indicate otherwise.
15. The Development Plan in this case comprises the saved policies of the Eastleigh Borough Local Plan Review 2001-2011.

### **Principle, Impact upon the Character and Appearance**

16. 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.
17. The application site lies within the Velmore Road/Castle Lane character area as identified in the Chandlers Ford and Hiltingbury Character Areas Supplementary Planning Document adopted in January 2005. Development proposals should ensure that:
  - the character of the street-scene is retained
  - sufficient garden depth and area is retained by existing or replacement dwellings, commensurate with their size and character, which can accommodate appropriate tree planting in keeping with the character of existing plots.
  - the design of any new building work, including extensions, is compatible with the character of good quality adjacent properties and fits well into the overall street-scene
  - backland development is not implemented, in order that the character of the area is retained
18. Castle Lane is characterised with good size family dwellings, set back from the highway with the provision for off road parking, many of the dwellings have been extended. The single storey front extension has been constructed without planning consent; therefore this element of the proposal is seeking retrospective consent. From a recent site visit it was observed how well this element of the proposal sits with the host dwelling and indeed the streetscene, and other similar extensions were observed.
19. The single storey rear extensions are joint proposals by the applicants. This element of the proposal would be a proportionate extension which would

respect the scale and mass of the existing host dwellings, and would be in context with a number of approvals for similar proposals in Castle Way.

### **Residential Amenity**

20. The Quality Places SPD requires proposals to take into account the relationship between neighbouring properties to ensure a reasonable level of daylight is achieved, and that a high standard of privacy is required when extending at the rear.
21. No undue harm was observed to neighbouring occupiers of as the result of the single storey front porch.
22. The siting of the single storey rear extension at number 15 would not be significantly different to the existing conservatory. The perceived level of overlooking onto number 13 will be lessened as the structure will be brick built although a window is proposed in the flank elevation, this will serve the utility room and the only window which may be overlooked is the one which serves the kitchen. As this is not a habitable room no concern is had. The extension will be shielded from view to the neighbours at number 19 as a result of the existing single storey extension at number 17.

### **Conclusion**

23. In light of the assessment above, the proposed development is considered to be in accordance with to the National Planning Policy Framework, saved policy 59.BE of the saved Local Plan Review 2001-2011, policy DM1 of the Submitted Eastleigh Borough Local Plan 2011-2029, July 2014, Quality Places SPD (2011), Chandler's Ford and Hiltingbury Character Area SPD (2005).



**EASTLEIGH**  
BOROUGH COUNCIL

**Castle Lane 1**

Title:

Scale:  
1:1250

Map Ref.  
SU4219NE

Date:  
03/09/2018

