

Chandler's Ford and Hiltingbury Local Area Committee: Wednesday 17<sup>th</sup> October 2018.

Application Number: H/18/83815

Case Officer: Mark Taylor

Received Date: 10<sup>th</sup> August 2018

Site Address: 33 Tadburn Close, Chandler's Ford, Eastleigh, SO53 2NF

Applicant: Mr N Williams

Proposal: Retrospective: Single storey front extension

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: 004, 006, 007 & 010 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.

Informatives:

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.

Note to applicant: You are reminded of your duties under the Party Wall Act 1996. This requires a building owner to notify and obtain formal agreement from adjoining occupier(s) where the building owner intends to carry out work which involves: 1. Work involving an existing shared wall with another property; 2. Building on the boundary with a neighbouring property; 3. Excavating near a neighbouring building, and that work falls within the scope of the Act. Procedures

under this Act are separate from the need for planning permission and building regulations approval. 'The Party Wall etc. Act 1996: explanatory booklet' is available at [www.communities.gov.uk](http://www.communities.gov.uk).

Note to Applicant: This planning permission does not convey the right for the development to encroach over, under or on land which is not within your ownership, without the consent of the landowner.

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#### Report:

This application has been referred to Committee because the applicant is in close proximity to a Ward Member's property.

#### **Description of Application**

1. The application seeks consent to erect a single storey hipped roof extension at the front of the property. The external facing materials are red facing brick and roof tiles to match those used in the host property. The additional accommodation allows the introduction of a shower/cloakroom, utility room and a larger kitchen dining area.

#### **Site Characteristics**

2. The site consists of a two storey end of terrace property located at the end of the cul-de-sac Tadburn Close. The property has facing brick elevations and asymmetric pitched roof. The longer roof slope is located to the rear of the property.
3. The front garden of the site is largely enclosed by an evergreen hedge approximately 2.5m in height. The property forms part of residential housing estate as such the neighbouring dwellings are of a similar scale, style and palette of materials.
4. There are subtle variances in design as the properties have been adapted over time. Single storey projections at the front of properties do form part of the character of the area. These are in the form of garages to the south of the site and porches single storey additions to the north.

#### **Relevant Planning History**

5. H/18/83257 – Two storey front extension – Withdrawn by Applicant August 2018
6. Z/37459/001/00 – 77 Ribble Close – Retention of Porch – Permit 2001

### **Representations Received**

7. No letters of representation have been received from the public.

### **Consultation Responses**

8. **Chandler's Ford Parish Council:** No comments 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**

9. **Eastleigh Borough Local Plan Review 2001-2011** saved Policy 59.BE applies.
10. **Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014.** The Eastleigh Borough Local Plan 2011-2029 was submitted for examination in July 2014 but the Inspector concluded that insufficient housing was being provided for in the Plan and that it was unsound. While this has not been withdrawn and remains a material consideration, it can therefore be considered to have extremely limited weight in the determination of this application.
11. **Emerging Eastleigh Borough Local Plan 2016-2036.** The Council is at the Submission stage of the emerging Eastleigh Borough Local Plan for the Period 2016 – 2036. The public consultation period ran from 25 June until 8 August 2018 and the plan has now been submitted to the Secretary of State. 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.

### **National Planning Policy Framework**

12. 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.

13. 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, taking into account any local design standards or style guides in plans or supplementary planning documents.

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

14. Section 70(2) of the Town and Country Planning Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Paragraph 11 of the National Planning Policy Framework (NPPF) 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."

### **Principle**

15. The development site falls within the urban edge, and within an established residential area. The principle of development is therefore considered to be acceptable subject to the proposed scheme being appropriate in nature, design and siting, and according with the other relevant requirements of the applicable saved local planning policies and guidance.
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, a satisfactory means of access and layout for vehicles, cyclists and neighbouring uses through overlooking, loss of light, loss of outlook, and noise and fumes.
17. The single storey extension would project approximately 3.1m from the front elevation and will extend almost the full width of that elevation. The ridge of the hipped roof will be approximately 3.3m in height.
18. Due to the uniformity in design and proportion of the terraces of Taburn Close (and Ribble Close to the north) there is a strong sense of character within the estate development. However, the application site and the neighbouring property (No.31) already have their own characteristics that distinguish them from the surrounding terraces.

19. The two dwellings are set noticeably forward of the remaining terrace. Furthermore the properties benefit from longer front gardens than the neighbouring dwellings due to their location at the end of the cul-de-sac. These front gardens are largely enclosed by vegetation and planting rather than the relatively open frontages of the surrounding properties. This allows a greater level of privacy and screening of their front gardens.
20. The Quality Place SPD advises 'Generally, only modest front extensions, which are in keeping with the character of the existing house, will be allowed, e.g. garage and porch extensions'. However in this instance whilst more sizeable than a porch extension due to the extensive screening of the front elevation of the property the size of the front addition would not be readily appreciable from the public realm.
21. Furthermore the proposal will be constructed out of facing materials that will match those used in the host dwelling. Such materials can be secured by condition. This, when combined with the acceptable form and design of the extension, results in a development that is not considered to cause material harm to the wider character of the area. The proposal is therefore considered to comply with policy 59.BE.

### **Residential Amenity**

22. Saved Policy 59.BE (vii.) requires that development avoids unduly impacting upon the amenity of the occupiers of neighbouring dwellings, in particular by way of overbearing impact, loss of light or outlook, and overlooking.
23. Due to the orientation and relationship of the application property to its neighbours, as well as the nature of the development proposed, it is not considered that there would be any material harm residential amenities currently enjoyed by the occupants of the neighbouring dwellings.

### **Highway matters:**

24. Saved Policy 59.BE (v.) requires that development provides a satisfactory means of access and layout for vehicles which includes an appropriate level of parking provision in accordance with the Council's adopted Residential Parking Standards Supplementary Planning Document (SPD).
25. The proposal does not result in a requirement for any additional off-road parking. Furthermore the proposal does not restrict the availability of the existing off-road parking. As such the proposal is considered to accord with criteria (v.) and the SPD.

### **Trees and Landscaping:**

26. Saved Policy 59.BE (i) of the adopted Eastleigh Borough Local Plan 2001-2011 requires that development takes full and proper account of the context of the site including natural features and trees worthy of retention.
27. The site does not contain any trees offered protection by a tree preservation order. Furthermore the proposal will not be in conflict with any trees or landscape features of particular amenity to the area.

### **Conclusion**

28. In light of the assessment above, the development is considered to comply with the relevant Local Plan policies and is consistent with the National Planning Policy Framework.