

OFFICER REPORT

PROPOSAL	Two storey extension to front/side after demolition of existing single storey side extension (re-submission to 27503/003)		
LOCATION:	Fiveoaks, 9 Eddeys Lane, Headley Down, Bordon, GU35 8HU		
REFERENCE NO:	27503/004	PARISH:Headley	
APPLICANT:	Mr & Mrs R Rodwell		
CONSULTATION EXPIRY DATE:	25 July 2014		
APPLICATION EXPIRY DATE:	11 August 2014		
COUNCILLOR(S):	Cllr A J Williams / Cllr R C S Millard		
SUMMARY RECOMMENDATION:	PERMISSION		

Site and Development

Fiveoaks, 9 Eddeys Lane is a detached chalet style bungalow located on a spacious corner plot within the settlement policy boundary of Headley.

The proposal is for a two storey extension to the front /side after the demolition of the existing single storey side extension.

This application is a revision of planning application 27503/003 which was granted in 2013. The changes are as follows:

1. Two ground floor windows on the east elevation serving the living room to substitute one larger window.
2. An increased eaves height to the north rear elevation of the proposed extension by approximately 1.5m.

Relevant Planning History

27503/001 - Conversion garage to domestic accommodation - Planning permission not required 1999

27503/002 - Side extension to form family room and garage with bedroom over, dormer windows to south and west elevations, and conservatory to rear - Permission 2001

27503/003 - Two storey extension to front/side after demolition of existing single storey side extension - Permission 2013

Development Plan Policies and Proposals

East Hampshire District Local Plan: Joint Core Strategy (2014)

CP2 - Spatial Strategy

CP29 - Design

CP31 - Transport

CP27 - Pollution

Planning Policy Constraints and Guidance

National Planning Policy Framework (NPPF)

Headley Parish Plan 2006

Consultations and Town/Parish Council comments

Headley Parish Council - Provided parking standards are met we have NO OBJECTION.

Representations

0 representation(s) received:

None received.

Determining Issues

1. Principle of development
2. Impact on the scale and character of the dwelling and area
3. Impact on the amenities of neighbouring properties
4. Highway implications
5. Arboricultural impact

Planning Considerations

1. Principle of development

The proposal lies within the settlement policy boundary as defined within the East Hampshire District Local Plan: Second Review. As such the principle of the development is acceptable, subject to all other relevant planning considerations and policies.

2. Impact on the scale and character of the dwelling and area

The scale and bulk of the proposal is in keeping with the existing property and surrounding buildings and would not appear overly dominant in the streetscene or wider area. The application is for the extension of an existing dwelling and the provision for its amenities and parking would remain adequate. The dwelling would not be unbalanced by the proposal and existing features such as ridge heights, eaves heights and other proportions would be reflected in the extension and would remain subservient to the main dwelling.

Whilst the proposed increased eaves height would be higher than the existing, the principal elevation would remain as before. It would not be unduly prominent on the main road streetscene (Grayshott Road), given the orientation set at an angle within the plot, and mature boundary planting screening this boundary.

3. Impact on the amenities of neighbouring properties

The property is situated on a corner plot which is roughly triangular in shape. There are no properties directly to the east of the plot that will be affected by the proposed development as this is where the land tapers to the point of the triangle and is surrounded on both sides by highway with residential development beyond.

The proposed extension is to be located to the east of the existing dwelling, however, due to the good separation distances and screening surrounding the plot, the proposed development is unlikely to have any significant impact on the neighbours to the north, east and south.

The neighbours to the west will remain unaffected by the proposed development due to the proposed extension being screened by the host dwelling.

4. Highway implications

The frontage of the property is sizeable and there would be adequate provision for the parking of vehicles to the front. The proposal does not seek to alter the existing access. Therefore it is considered that there is sufficient parking on site to accommodate the proposal and there are no highway implications arising as a result of granting planning permission.

5. Arboricultural impact

The site lies in location where there are several mature trees. The Council Arboricultural team requested a consultation to ensure that any trees of merit would not be harmed by the proposal. A response has been received and no objection raised.

Conclusion

The proposal is considered to be acceptable as it would not detract from the character and appearance of the area, would not have an unacceptable impact on the amenities of neighbouring properties, would not have an adverse effect on the safety and function of the highway network and is in compliance with the relevant policies of the Joint Core Strategy.

RECOMMENDATION

PERMISSION subject to the following conditions:

- 1 The development hereby permitted shall be begun **before the expiration of three years** from the date of this planning permission.
Reason - To comply with Section 91 of the Town and Country Planning Act 1990
- 2 The external materials to be used shall match, as closely as possible, in type, colour, and texture those of the existing building unless otherwise agreed in writing by the local planning authority.
Reason - To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars:

Application form

Location plan

Block plan

Drg. no - E01 - Existing ground floor plan

Drg. no - E02 - Existing first floor plan

Drg. no - E03 - Existing front elevation

Drg. no - E04 - Existing side A elevation

Drg. no - E05 - Existing rear elevation

Drg. no - E06 - Existing side B elevation

Drg. no - P07 - Proposed ground floor plan

Drg. no - P08 - Proposed first floor plan

Drg. no - P09 - Proposed front elevation

Drg. no - P10 - Proposed side A elevation

Drg. no - P11 - Proposed rear elevation

Drg. no - P12 - Proposed side B elevation

Drg. no - P13 - Proposed roof plan

Reason - To ensure provision of a satisfactory development

Informative Notes to Applicant:

1. In accordance with paragraphs 186 and 187 of the NPPF East Hampshire District Council (EHDC) takes a positive and proactive approach and works with applicants/agents on development proposals in a manner focused on solutions by:
 - offering a pre-application advice service,
 - updating applications/agents of any issues that may arise in the processing of their application and where possible suggesting solutions, and,
 - by adhering to the requirements of the Planning Charter.

In this instance the application was acceptable as submitted and no further assistance was required.

The following plans and specifications were considered when making the above decision:

Application form

Location plan

Block plan

Drg. no - E01 - Existing ground floor plan

Drg. no - E02 - Existing first floor plan

Drg. no - E03 - Existing front elevation

Drg. no - E04 - Existing side A elevation

Drg. no - E05 - Existing rear elevation

Drg. no - E06 - Existing side B elevation

Drg. no - P07 - Proposed ground floor plan

Drg. no - P08 - Proposed first floor plan

Drg. no - P09 - Proposed front elevation

Drg. no - P10 - Proposed side A elevation

Drg. no - P11 - Proposed rear elevation

Drg. no - P12 - Proposed side B elevation

Drg. no - P13 - Proposed roof plan

Any variation or departure from the approved plans will require the prior approval of the Planning Authority before works commence.