HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70434

DESCRIPTION	Rear conservatory
ADDRESS	215 Fair Oak Road Bishopstoke Eastleigh SO50 8LQ

SITE VISIT DATE	14/03/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Rear conservatory, 4.3m deep x 3.0m wide, projecting approximately 2.8m further than conservatory on neighbouring property, no. 217. Set 0.4m from boundary.
TOPOGRAPHY	Fairly flat site, slight slope towards bottom of the garden.
TREES	None affected by this application.
BOUNDARY TREATMENT	1.6m high fence.
SITE CHARACTERISTICS	Semi-detached two storey dwelling, with single storey rear extension and small detached store/garden room (see photos). Fairly large, long rear garden, garage at rear.
CHARACTER OF LOCALITY	Area of mixed age and style of housing. Range of development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area (area 42)

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG PPS	- -	 1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

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.

The size and design of the conservatory is typical of the type of structure usually added to the type of dwelling and is considered to be sympathetic to the existing property and the character of the locality.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the relationship between this dwelling and its neighbours, orientation of the property and the location of the detached store/garden room.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

Recommend permission subject to standard conditions.