HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70722

DESCRIPTION	Erection of front porch
ADDRESS	38 Avon Green Chandler's Ford Eastleigh SO53 2NL

SITE VISIT DATE	27/04/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, 1.96m deep, 1.5m wide and 2.66m to ridge. Fully glazed porch.
TOPOGRAPHY	Site slopes up from northwest to southeast and southwest to northeast.
TREES	None affected by this application
BOUNDARY TREATMENT	Open frontage to provide parking, brick retaining wall close to house abutting garage, with approx. 0.6m high fencing on top.
SITE CHARACTERISTICS	Two storey end of terrace dwelling, at bottom of steeply sloped terrace at end of close. Concrete hardstanding to frontage to provide parking for two cars. Garage integral to the house, but projects forward to the front elevation.
CHARACTER OF LOCALITY	Run of four similar style properties, with some variation, at end of street. These stand along both in their position in the street and in the design. There are examples of different porches through the street.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No comments received.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

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

n/a

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies 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

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

x	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."

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.

Whilst the porch is not particularly attractive or sympathetic to the existing property, the dwelling itself does not exhibit architectural quality and the addition of the porch will neither enhance or detract from the building. The porch will not have a significant impact on the street scene.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to location of the porch and the relationship to the neighbouring dwelling.

The porch does not affect the size of the 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.