HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69901

DESCRIPTION	Single storey rear extension and front porch
ADDRESS	19 Burns Road Eastleigh SO50 5DW

SITE VISIT DATE	19/12/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	1.8m high fence
SITE CHARACTERISTICS	Mid terrace property of 1960s design. No existing extensions
CHARACTER OF LOCALITY	1960s development to the east of Passfield Avenue. Many examples of rear and front additions within the street of varying forms and design

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	

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 : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Eastleigh Character Area

SPECIAL POLICY AREA

N/A

PLANNING POLICY GUIDANCE / STATEMENT

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	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 proposed porch is considered to be sympathetic to the existing property and the character of the locality due to its appropriate size and design. There are varying designs of porches within the area and the porch the subject of this application only requires permission due to its 3.5m height which is quite modest when compared with existing examples. Therefore it is considered an acceptable development. Similarly the rear extension by way of its appropriate size and design is considered acceptable in isolation protruding 4.0m in depth. A condition regarding materials will enable its appearance to remain sympathetic to the existing property. With regards to impact on the character and appearance of the area, again the development is considered comparatively modest, especially given the unattractive two storey flat roof rear extension next door and a few gardens along. Therefore the development actually retains and promotes a modest and sympathetic development for the character and appearance of the area.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to its appropriate siting and design and given the siting of the existing next door extensions.

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 approval subject to materials condition