HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69976

DESCRIPTION	Construction of open sided entrance canopy to front door
ADDRESS	17 Meadow Grove Chandler's Ford Eastleigh SO53 3AT

SITE VISIT DATE	30.11.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of open sided, pitched roof entrance canopy to front door measuring 3.65m(h) by 1m(d) by 1.6m(w).
TOPOGRAPHY	Flat level site.
TREES	No trees will be affected by the proposal.
BOUNDARY TREATMENT	Open frontage with low level fencing to the north and hedging and fencing to the south.
SITE CHARACTERISTICS	Semi-detached two storey house on a large plot, set away from the road with driveway parking to the front and a large rear garden. The property has previously been extended at single storey to the side.
CHARACTER OF LOCALITY	Residential area of similar semi-detached pairs of housing, many of which have constructed similar canopies and porches.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No response received.

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 Document: Quality Places

CHARACTER APPRAISAL AREA

Not within a Character Area

SPECIAL POLICY AREA

None within a Special Policy Area

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		See below	x	
No comments.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to this application.

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 application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

The size and design of the proposed porch is considered to be sympathetic to the existing property. The pitch of the canopy matches the roof of the front project and therefore assimilates well to the host property.

There will be no impact on the street scene or character of the area as a result of the proposal.

There would not be an unacceptable impact to neighboring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the existing property and the appropriate size and design of the proposal.

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

The proposed development is considered to comply with the requirements of Policy 59.BE and is therefore recommended for approval subject to conditions.