HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69374

DESCRIPTION	Rear conservatory
ADDRESS	48 Trafford Road Fair Oak Eastleigh SO50 7LB

SITE VISIT DATE	16/08/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	This application seeks approval to construct a 4.0m deep x 3.1m wide x 3.2m high rear conservatory
TOPOGRAPHY	Flat Garden
TREES	None affected
BOUNDARY TREATMENT	1.8m high fencing
SITE CHARACTERISTICS	Semi detached property accessed off the end of the Trafford Road close and is one of 4 houses of the same design, age and form.
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/19086/004/00	ERECTION OF 2 NO. THREE BED HOUSES WITH ACCESS FROM TRAFFORD ROAD	PER 2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

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

DEVELOPMENT PLAN POLICIES

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

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 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.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Siting and Design

The size and design of the proposed conservatory is considered to be sympathetic to the existing property and the character of the locality due to its appropriate siting and scale. The proposal is sited towards the outside edge of the rear of the semi, with access in and out on this side (Northern side). In terms of siting design the proposal is low scale and sited to the rear with visually sympathetic features and therefore is considered acceptable.

Impact on Character and appearance of area/Street Scene

In terms of impact on the character of the area, as the proposal is deemed sympathetic with the existing property, and given existing examples within the area of similar rear structures, the proposal is not considered to have any adverse impact on the character of the locality.

Impact on Neighbouring Properties/Amenity

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 siting of the proposal on the 'outside' edge of the semi. This positioning enables the structure to pass the 45 degree tests imposed within the Eastleigh Borough Supplementary Planning Guidance on residential amenity. Therefore there is not considered to be any impact on the amenities of neighbouring properties.

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 Saved 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