HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74410

DESCRIPTION	New front porch following removal of existing
ADDRESS	3 Scotter Square Bishopstoke Eastleigh SO50 6DP

SITE VISIT DATE	19/05/2014
ARE PLANS ACCURATE?	YES
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	YES

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The existing porch is to be demolished due to subsidence. New foundations and porch would be constructed to match the existing small front porch with pitched roof. Overall height 3.3 metres. Floor area 2.4 square metres.
TOPOGRAPHY	Flat, level site
TREES	No trees affected
BOUNDARY TREATMENT	1.8 m fence and brick wall to west, low picket fence to east.
SITE CHARACTERISTICS	Semi-detached house at end of cul-de-sac. Lawned garden with gravel path leading to garage at front of property.
CHARACTER OF LOCALITY	Residential small close of semi-detached and detached houses of similar design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/18111/000/00	Front porch	Refused 24/11/1977 (different design to existing porch)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No objection 15/05/14.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area SAC, SPA, Ramsar buffer distance 200m Airport Safeguarding Zone

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Revised Presubmission Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area (BIFOHH 11)

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance 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				

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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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.

The size and design of the porch 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.

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

Nature conservation
The proposal is/is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar).

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

The application is recommend for approval.