HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70795

DESCRIPTION	Replacement roof to existing single storey rear addition
ADDRESS	3 Monks Brook Close, Eastleigh, SO50 9NQ

SITE VISIT DATE	07/06/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Land Slopes from south to north
TREES	None
BOUNDARY TREATMENT	1.8m high fencing and garden foliage
SITE CHARACTERISTICS	Detached bungalow with rear decking and conservatory style addition
CHARACTER OF LOCALITY	Residential detached bungalows located off Chestnut Avenue

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	Concern at being out of keeping with the area and that work is nearly complete.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN POLICIES

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

Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

	-	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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Impact on area character to be addressed below. Site visit conducted 19/12/11 and work not commenced.				

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."

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 roof addition is considered to be sympathetic to the existing property and the character of the locality due to its appropriate size and design. Whilst the description of the proposed development is for a replacement roof on the existing rear conservatory, there is additional brickwork proposed in the north, south and west elevation in order to support the weight of the proposed tiled roof which effectively makes this addition a rear extension more than a rear conservatory. As such the description has been amended to reflect this amendment necessitated by the roof addition. However in terms of assessment the material change of this transition will have minimal impact on the shape or form of the dwelling.

In terms of the size and design, the new tiled roof, incorporating a roof lantern, follows the same roof configuration as the existing conservatory roof which is reflected in the identical heights of the existing and proposed roofs. On this basis I do not consider that there will be any harm to the visual appearance of the existing property as a result of this replacement, moreover the use of tiles and further brickwork, will result in a more compatible development with the existing property. In turn the proposed development will have minimal material change on the character and appearance of the area, where it will arguably enhance the character and appearance of the area through producing a more visually sympathetic rear addition.

There would not be any further 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.

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 no further conditions except materials to match.