HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69637

DESCRIPTION	Erection of conservatory to rear
ADDRESS	5 Winters Place Pitmore Road Eastleigh SO50 4BZ

SITE VISIT DATE	7.11.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of conservatory to rear measuring 3.6m(w) by 3.9m(d) by 3.4m(h) with a flat roof and centre lantern.
TOPOGRAPHY	The private road slopes downwards away from Pitmore Road. The site is on a slighted elevated land to the private road but is flat and level.
TREES	TPO T4 – Silver Birch in far NW corner of site TPO G1 – 2x Oak Due to the distance between the proposal and the TPO trees no trees will be affected by the proposed development.
BOUNDARY TREATMENT	Mixture of 1.8m+ hedging and fencing.
SITE CHARACTERISTICS	Detached two storey house with integral garage and driveway parking on a large plot with a large side and rear wrap around garden.
CHARACTER OF LOCALITY	Residential Area – New build cul-de-sac surrounded by older mixed styles and designs of housing.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/10/66494	Erection of detached four bed dwelling with attached garage and carport	Permitted March 2010

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Allbrook Parish Council	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 Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC2

SPECIAL POLICY AREA

Not 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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
N/A				

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 conservatory is such that the proposal falls under permitted development rights.

The conservatory is considered to be sympathetic to the existing property in terms of its size and design, is located to the rear of the property where it will have no impact on the street scene or wider character of the area, and will not have any unacceptable impacts on 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.

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