HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72187

DESCRIPTION	Rear conservatory
ADDRESS	Glendene Hamble Lane Bursledon Southampton SO31 8DR

SITE VISIT DATE	18/04/2013
ARE PLANS ACCURATE?	Yes, although existing detached garage to which the conservatory will join is not shown on any plans except the location plan.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Rear conservatory to be constructed on existing patio area joining to house and detached garage. 3.38m wide x 3.90m deep x 3.0m high to ridge.
TOPOGRAPHY	level
TREES	No trees affected
BOUNDARY TREATMENT	1.80m high close board fence
SITE CHARACTERISTICS	Semi detached Victorian house previously extended two storey to rear. Long rear garden containing a detached garage, shed and playhouse.
CHARACTER OF LOCALITY	Residential, mix of house types fronting Hamble lane.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/35641/001	Two storey rear extension	Permit 16/03/1999
Z/35641/002	Two storey rear extension (amendment)	Permit 28/07/2000

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
'Finedon' Hamble Lane	No objection, provided the wall would become a party wall if Finedon built an extension in the future.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	Do not object

POLICY CONTEXT

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

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

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

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area 28

SPECIAL POLICY AREA

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

'Finedon' Hamble Lane – The possible use of the conservatory wall as a party wall in the future is a civil matter and as such not a consideration in making a planning decision. The correct notices have been served on Finedon for the planning application.

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.

The size and design of the rear conservatory is considered to be sympathetic to the existing property and the character of the locality.

Although the conservatory built onto the existing two storey rear extension, will increase the development along the boundary with 'Finedon', the conservatory wall will only be slightly higher than the close board fence and will be finished with a row of high level obscure glazed windows so it is considered that there would not be an unacceptable impact to the neighbouring property by way of a loss of light, outlook, overbearing impact or overlooking.

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

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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

Recommend permission.