HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73411

DESCRIPTION	Rear conservatory
ADDRESS	50 Haileybury Gardens Hedge End Southampton SO30 2AP

SITE VISIT DATE	04/11/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The proposed rear conservatory would measure 4m by 2.3m by 3m high.
TOPOGRAPHY	The land level is flat in the site of the house but from approx. the end of the position of the proposed conservatory the ground level rises towards the rear boundary by approx. 0.5m
TREES	There are no trees to be affected by the proposed development.
BOUNDARY TREATMENT	Close boarded fencing across the rear boundary, close boarded and wire fencing adjacent no. 52 and close boarded fencing with side gate with no. 48.
SITE CHARACTERISTICS	End of terrace two storey house with side access to rear garden and allocated parking to front. Small shed in rear garden.
CHARACTER OF LOCALITY	Predominately residential but site lies adjacent to industrial units. The area is largely characterised by small rows of terraced properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
29296/025	CONSTRUCTION OF 77 ONE AND TWO BEDROOM HOUSES WITH ASSOCIATED ROADS, FOOTPATHS AND PARKING AREAS Plot 45 – House type C	Approved 05/11/91 Condition 13 pd removed

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection

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
Revised Draft Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – 65, no specific characteristics identified.

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 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.

The size and design of the proposed conservatory is considered to be sympathetic to the existing property and the character of the locality. The conservatory is not considered to be excessively large in its form against the existing property and would not have a prominent visual impact within the streetscene. There are other examples of similar additions to properties within the immediate vicinity.

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 size, siting and design of the conservatory. The conservatory would not extend excessively above the existing boundary treatment.

The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot. Although the garden is small, this is the character of the area and there would still be more than half the original garden remaining for use.

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

Recommend approval.