HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73742

DESCRIPTION	Rear Conservatory
ADDRESS	5 Upper St Helens Road Hedge End Southampton SO30 0LG

SITE VISIT DATE	17/01/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Proposed conservatory across the width to the rear of property. The conservatory will have a depth of 4 metres, a width of 4.8 metres and overall height of 3 metres.
TOPOGRAPHY	The land slopes downwards towards the rear boundary.
TREES	None affected by the proposals.
BOUNDARY TREATMENT	1.8m fencing to boundaries and 1.8m wall between the adjacent properties no's 5 and 7 Upper St. Helens Road.
SITE CHARACTERISTICS	Two storey semi detached property, previously extended with a two storey extension to the rear. External walls cream render, white frames to windows/doors and grey roof slates. Good sized garden to the rear, with a patio area immediately adjacent to the property, the remaining garden mainly lawned and a garden shed bordering the rear boundary.
CHARACTER OF LOCALITY	Residential area within the urban edge. Properties within the locality are either detached or semi detached and are a mixture of styles and designs; many have been extended or altered.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/18258/000	Extensions and alterations.	Refused – 23/02/1978
Z/18582/000	Two storey extension.	Permit – 09/06/1978

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
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 DM1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 28

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, 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

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 property is a semi detached dwelling which has previously been extended with a two storey rear extension. The property forms part of an older established development which is located to the south west of Hedge End centre.

It is proposed to extend the property further with a conservatory to the rear extending out 4 metres across the width of the property. This is on an area which is currently used as a patio.

As the conservatory is located to the rear and is of an appropriate size, scale and design it is considered to be sympathetic to the character and appearance of the existing property, and in keeping with this residential locality.

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 position of the conservatory in relation to adjacent properties and its design. In addition the garden is well screened with 1.8 metre fencing and wall boundary treatments, lessening the impact of the conservatory.

The site is also 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 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 proposed conservatory is considered to be acceptable in terms of its size, scale and design, would not have a detrimental impact on neighbouring properties, and would be in keeping with the existing dwellinghouse and the character of this residential area.

This application is recommended for approval.