REF. NO. F/13/72210

PLANNING APPLICATION REPORT

DESCRIPTION/	-	Rear conservatory.
ADDRESS		1 Arthur Road, Eastleigh, SO50 4FT.

SITE VISIT DATE – 11/04/2013

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above to construct a conservatory 4.0 metres deep by 4.0 metres wide to the rear of the property.
SITE AREA	n/a
RESIDENTIAL DEVELOPMENT DENSITY (NET)	No change.
TOPOGRAPHY	Flat and level.
TREES	No trees affected.
BOUNDARY TREATMENT	1.8 metre timber fencing to all rear garden boundaries and a 1.2 metre high hedge to the street frontages.
SITE CHARACTERISTICS	Two storey interwar semi-detached former local authority dwelling on a corner plot. Gardens to the front and rear with parking and a small garage to the side/rear access from Arthur Road. The property has an existing single storey flat roof rear addition.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of semi-detached and terraced dwelling of the same age and style as the application property.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/25910/000/00	Lounge extension.	Approved Feb 1982
779	House.	Approved 1926

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
n/a	

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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: DM1
Supplementary Planning Document: Quality Places
Supplementary Planning Document: Character Area Appraisals – Eastleigh (ELAC 10)

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 the principle of that proposed, its layout and design, impact on the residential amenity of neighbouring properties, as well as upon the street scene and general character of the surrounding area.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."

The proposal is considered to comply with relevant Development Plan policies.

In this case policy issues for consideration include:

Principle – The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant local plan policies and supplementary guidance. The most relevant policy in this case is saved Policy 59.BE of the Local Plan which requires development to take full and proper account of the context of the site including the character and

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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, and noise and fumes. Also of relevance is Policy DM1 of the Pre-submission Eastleigh Borough Local Plan 2011-2029 which essentially reiterates the above requirements.

Layout & Design – The proposed conservatory is of a simple square plan with pitched roof. In terms of its form, scale and design there are no concerns and is considered to be appropriate for the style of the dwelling and will not encroach into the rear garden significantly.

Residential Amenity – The position of the proposed conservatory in relation to the neighbouring properties means that there will be no adverse or unacceptable impact upon their residential amenity in terms of loss of privacy, light or outlook.

Street Scene & Area Character – The proposed conservatory is considered to be appropriate in terms of its design and will have no adverse impact upon the street scene or the general character of the surrounding area.

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.

CONCLUSIONS

For the reasons given above the application proposal is considered to be acceptable and in compliance with saved Policy 59.BE of the current adopted Local Plan. As such it is recommended for approval subject to conditions.