HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71472

DESCRIPTION	Single storey rear conservatory
ADDRESS	44 Stoke Park Road Bishopstoke Eastleigh SO50 6BZ

SITE VISIT DATE	29/10/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, 4.94m wide, 2.595m deep, to infill space to the east of the existing single storey extension.
TOPOGRAPHY	Ground slopes down from east to west and north to south.
TREES	None affected by this application.
BOUNDARY TREATMENT	Fencing.
SITE CHARACTERISTICS	Detached single storey dwelling with L-shaped single storey flat roof extension. Raised patio area within recess. Two sheds along rear boundary.
CHARACTER OF LOCALITY	Area of detached bungalows with a range of single storey development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/09513/001/00	Erection of Box Room	14/07/1976 Per
Z/09513/002/00	porch	06/11/1978 Per
Q/12/71373	Lean-to Conservatory	10/09/2012 RPA

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	No comments 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
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area (area 9)

SPECIAL POLICY AREA

n/a

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, 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

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 conservatory is considered to be sympathetic to the existing property and the character of the locality. The conservatory will have no impact on the neighbours at no. 42 due to the location of the existing extension. Due to the relationship with the building at no. 46, the impact will also be limited. Whilst the relationship between the existing extensions and the proposed conservatory is awkward due to the differing roof forms, the structure is fairly typical of what would typical be seen in a residential area and would not be visible from the public realm.

The development does not encroach into the existing garden area and the site is 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

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

Recommend permission.