HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71496

DESCRIPTION	Single storey rear extension following demolition of existing conservatory
ADDRESS	370 Southampton Road Eastleigh SO50 5QH

SITE VISIT DATE	16/10/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, on the same footprint as the conservatory, increasing the height by 0.7m from 2.3m at the lower point.
TOPOGRAPHY	Flat site
TREES	None affected by this application
BOUNDARY TREATMENT	Mix of boundary fencing approximately 1.8m high.
SITE CHARACTERISTICS	Mid terrace, two storey Victorian dwelling with existing single storey rear extension which the existing conservatory ties to. Detached garage at rear of garden accessed via the back accessway.
CHARACTER OF LOCALITY	Similar style and age of residential terrace properties with rear access from the back accessway. Range of rear extensions and garage structures.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/12027/003/00	erection of conservatory	30/04/1980 PER
Z/12027/001/00	Conversion of conservatory to utility room	06/02/1976 PER

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	No consultees

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

Eastleigh Character Area (area 15)

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, 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 proposed extension replaces an existing conservatory which has extended the rear projection to 7m. Typically this depth of extension would not be permitted, however, in this situation, the extension is to replace an existing structure and the only significant alteration in size is the increase in height by 0.7m. This additional height will not increase the impact on neighbouring properties and due to the relationship between this property and the neighbours, there is no significant impact on the residential amenity.

The design of the extension is fairly typical of the type of extension seen on a building of this nature and will not be visible in the public realm.

Whilst the garden is small, due to the extensions and the garage at the rear, however the proposed extension does not encroach further into the garden area, 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.