**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71605**

| | |
|---|---|
| DESCRIPTION | Erection of side garden room and glazed canopy following demolition of existing conservatory and verandah |
| ADDRESS | 2 Hall Lands House Hall Lands Lane Fair Oak Eastleigh SO50 7EF |

| | |
|---|---|
| SITE VISIT DATE | 22.1.13 |
| ARE PLANS ACCURATE? | Yes |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

| | |
|---|---|
| DETAILED DESCRIPTION OF APPLICATION | Erection of side garden room and glazed canopy following demolition of existing conservatory and verandah |
| TOPOGRAPHY | The land approaching the site slopes upwards quite steeply in a northerly direction by the site itself is relative flat and even. |
| TREES | There are no protected trees on the site and no other trees within close proximity. |
| BOUNDARY TREATMENT | The front of the property is bound by a combination of 1.5m brick wall and mesh fencing with sporadic hedging and bushes in front. |
| SITE CHARACTERISTICS | Large sub-divided period country house with a large attached garage/store, large front driveway, and wrap around garden. The existing side conservatory and veranda has recently be demolished. |
| CHARACTER OF LOCALITY | Within the designated countryside surrounded by farm land. The host property adjoins onto the other half of the country house and is close to the farm house and various other buildings and structures associated with the surrounding farm. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/30000/000/00 | Two storey rear extension | Permitted 1988 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| Fair Oak Parish Council | No objection |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
|---|
| Within Open Countryside<br>Within Established Residential Area |

**DEVELOPMENT PLAN POLICIES**

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 9.CO
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM26
Supplementary Planning Guidance : Quality Places

**CHARACTER APPRAISAL AREA**

Not within a Character Area

**SPECIAL POLICY AREA**

Not within a Special Policy Area

**NATIONAL PLANNING POLICY GUIDANCE**

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

**POLICY COMMENTARY**

The above policies 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 | | |
| None | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | |
|---|---|---|---|---|
| None received | x | See below | | |
| None | | | | |

**PLANNING OBLIGATION/CONSIDERATIONS**

Planning Obligations are not applicable to the scale or kind of development proposed.

**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**

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Pre-submission Eastleigh Borough Local Plan both require 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.

Saved Policy 9.CO of the local plan and emerging policy DM26 deal with extensions to existing dwellings in the countryside. These policies direct that extensions will only be permitted if the extension does not result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot and if the design of the extension does not materially worsen the impact of the dwelling on its immediate surroundings or the countryside in general.

**Principle:** The application site lies within the countryside and, as the above mentioned policies identify, the general principle of an extension to an existing property is still considered acceptable subject to the details and impacts of the proposal being considered acceptable, as set out below.

**Layout/Design:** The proposed conservatory and glazed veranda is slightly larger than that that was demolished however it is appropriate in scale to the host property. The design of the proposal is that of an orangery – this is considered to be more in keeping with the period appearance of the property. With matching materials it is considered that the proposal will enhance the appearance of the property and is therefore considered acceptable.

**Residential Amenity:** 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 siting of the development away from any other property.

**Impact on Countryside/Character Area:** The proposed development is located to the side of the principle elevation however due to the orientation of the property reads from the lane as being to the front. The proposal will be visible from the lane however due to its appropriate scale, siting, design, and with matching materials will not look unsympathetic to the host property and consequently is not considered to have any significant detrimental impact on the countryside or the wider character of the area.

**Other Matters:** The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

**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**

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.