HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70893

DESCRIPTION	Erection of rear conservatory
ADDRESS	Spindles Crows Nest Lane Botley Southampton SO32 2DD

SITE VISIT DATE	26/06/2012
ARE PLANS ACCURATE?	Rear elevation and plan shows distance between conservatory and boundary incorrectly. Amended elevations and block plan received 2/7/12, 'Springdale' renotified.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Rear conservatory 3.70m wide x 3.60m deep x 3.29m high to be built on existing patio area. There is an existing summerhouse in the corner of garden and sheds to the side of the property.
TOPOGRAPHY	level
TREES	No trees affected
BOUNDARY TREATMENT	1.80m high close board fence all round rear garden.
SITE CHARACTERISTICS	Modern semi-detached L-shaped bungalow with a medium sized rear garden that has had no previous extensions.
CHARACTER OF LOCALITY	The site lies in the Local Gap and within designated Countryside to the south east of Boorley Green and abutting the urban edge. To the north of the site there is a mix of residential properties and to the south is Boorley Green Farm which the application site previously formed part of.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/54427	Construction of a pair of semi detached bungalows with car parking & access, following demolition of existing outbuildings.	Permit 18/08/2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Springdale	No objection to amended plan

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Botley Parish Council	No objection

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap Outside Built-up Area Boundary Within Designated Countryside

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE 3.CO 9.CO
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None				

COMMENT ON REPRESENTATIONS RECEIVED

	None				

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

Saved 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.

Saved Policy 9.CO of the Local Plan allows for the extension of existing residential properties within countryside locations provided that the dwelling is not subject to an agricultural occupancy condition and that the development will not facilitate the subdivision of the property, does not result in the dwelling becoming disproportionate in size to its neighbours or its plot, and will not result in visual harm to the surrounding countryside.

Saved Policy 3.CO of the Local Plan states that development will only be permitted within the Local Gap if it cannot be acceptably located elsewhere and it would not diminish the Gap, physically or visually.

The size and design of the proposed conservatory is considered to be sympathetic to the existing property and the character of the locality. The conservatory is modest in scale and is considered to have no detrimental impact upon the countryside setting or the local gap. The adjoining property already has a similar rear conservatory.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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, 9.CO, 3.CO.

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

REF. NO. «AltRef»