HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73836

DESCRIPTION	Rear conservatory
ADDRESS	31 Gatcombe Netley Abbey Southampton SO31 5PX

SITE VISIT DATE	17/01/2014
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Conservatory proposed to the rear of the property extending 3.5 metres into the garden, the conservatory has a width of 3 metres and a maximum height of 3.6 metres.
TOPOGRAPHY	The ground slopes downwards slightly towards the rear boundary.
TREES	None affected by the proposals.
BOUNDARY TREATMENT	1.8 metre high fencing and trellis on boundary with no. 30 Gatcombe, 1.8 metre open panelled fencing along the rear boundary and 1.8 metre close board fencing along the boundary adjacent to the parking area to the southern side of the property.
SITE CHARACTERISTICS	Two storey semi detached property within a reasonable sized plot. The garden is mainly lawned with a small shed situated along the rear boundary. The property has previously been extended with a two storey side extension. There is an integral garage and off road parking at the front. The property backs onto a footpath and woodland behind.
CHARACTER OF LOCALITY	Residential area within the urban edge. Property forms part of a modern housing development built during the early 1980's. Properties within the locality are mainly semi detached pairs, and rows of terraces.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/35591/000	Two storey side extension.	Permit – 27/11/1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH44

SPECIAL POLICY AREA

n/a

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 residential amenity, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

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

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 conservatory is of an appropriate design, size and scale and is considered to be a suitable addition which would be sympathetic to the existing property and the character of the locality. The conservatory is located towards the rear the property which limits its impact on the street scene. The side elevation of the conservatory facing the adjacent parking area is to be predominantly solid panels.

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 location of the conservatory in relation to the adjacent properties.

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

Also of relevance is the Revised Draft 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.

CONCLUSION

The proposed conservatory is considered to be acceptable in terms of its size, scale and design and would not have a significant detrimental impact on the amenity of adjacent properties or the character and appearance of the area.

This application is recommended for approval.

REF. NO. «AltRef»