HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71155

DESCRIPTION	Rear conservatory following removal of existing single storey rear projection
ADDRESS	46 Hursley Road Chandler's Ford Eastleigh SO53 2FT

SITE VISIT DATE	13/08/12
ARE PLANS ACCURATE?	Y
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Y

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above, 3.0m deep from the rear of existing projection, 5.4m wide.
TOPOGRAPHY	Flat site
TREES	None affected by this application
BOUNDARY TREATMENT	2m high wall with no. 44, flank wall of no. 48 on boundary
SITE CHARACTERISTICS	Semi-detached Victorian two-storey dwelling with fairly long, narrow, well-screened rear garden and off-road parking to front.
CHARACTER OF LOCALITY	Mix of dwelling type and design, with off road parking on frontages and good sized rear gardens. A range of extensions and alterations to a number of properties along the street. Area of amenity space for the care home at the rear, well-screened.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/69769	Single storey side and rear extension and first floor balcony	PERMIT 28/11/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	No objection

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
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

n/a

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 received		See below	x	
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

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 application site falls within the urban edge and in an established residential area where the principle of development is acceptable, subject to the design and impact of the proposed works complying with the appropriate local plan policies.

The size and design of the conservatory is considered to be sympathetic to the existing property and the character of the locality as this type of extension is typical for residential areas.

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 existing boundary arrangements and the single storey nature of the structure.

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 fact that there is an extant permission, F/11/69769, on the site is relevant, as the permission does not expire until November 2014. However it is not possible for both applications to be built out as the proposed development occupies a similar footprint to the earlier permission, abet smaller. It is likely the impact regarding this application would be less than the previous application and as that application was considered to be acceptable, it supports a recommendation for approval on this application given that both cannot be built.

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.