HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/69507

DESCRIPTION	Rear conservatory
ADDRESS	23 Bembridge Netley Abbey Southampton SO31 5PN

SITE VISIT DATE	02/09/2011
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Conservatory to rear elevation, extending out 4 metres, with a width of 2.5 metres, and an overall height of 2.7 metres.
TOPOGRAPHY	Mainly level site.
TREES	None affected by proposals.
BOUNDARY TREATMENT	1.8m high boundary fencing.
SITE CHARACTERISTICS	Two storey property, end terrace of group of three. Linked garage attaching to adjoining pair of semis. Well screened reasonable sized garden, mainly lawned, small shed in north/west corner. Buff brickwork, white upvc frames, brown roof tiles. No. 22 stepped in by 0.5m. Existing conservatories at no's 24, 25 and 21.
CHARACTER OF LOCALITY	Residential area within the urban edge. Development on eastern edge of Netley built during the 1970's/1980s. Mainly terraced and semi detached properties in the locality, of similar design.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No recent history.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No comments received, not due to be heard at parish meeting until 3rd October, advised clerk by email that would be putting through recommendation to permit this proposal 23rd September in order to meet 8 week deadline.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Housing & Environmental Health	The application site lies adjacent to an area of made ground. Therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number / location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination. We recommend that the following conditions are imposed for amenity protection reasons. **NS05 HOURS OF WORK** No construction or demolition work must take place except between the hours of 08:00 to 18:00 Mondays to Fridays or 08:00 to 13:00 on Saturdays and not at all on Sundays or Bank Holidays. **NS18 NO BURNING** The burning of materials obtained by site clearance or from any other source must not take place without the prior written consent of the local Planning Authority.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Guidance: Biodiversity

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 44

SPECIAL POLICY AREA

n/a

PLANNING POLICY GUIDANCE / STATEMENT

PPG	-	
PPS	-	1 Delivering Sustainable Development

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

Environmental Health response – the applicant shall be advised of the potential for contaminated land by adding a note to applicant to the decision as recommended. However the amenity conditions will not be included as it is considered that they are not warranted on this size/scale of development.

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."

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.

This is a two storey end of terrace property which forms part of a residential development built during the 1970s/1980s to the eastern edge of Netley. Many properties have already been extended and altered within the locality.

The proposed conservatory at 23 Bembridge because of its location, size, scale and design is considered to be sympathetic to the existing property and the character of the locality.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. The conservatory is set off the boundary with a flank wall adjacent to 22 Bembridge, and the garden is also well screened.

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

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

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

It is therefore recommended for approval.