HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70906

DESCRIPTION	Construction of front porch
ADDRESS	33 Osborne Close Royal Victoria Country Park Netley Abbey Southampton SO31 5GX

SITE VISIT DATE	22/06/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of a porch to the front.
TOPOGRAPHY	Mainly level site.
TREES	None affected.
BOUNDARY TREATMENT	Narrow frontage, no boundary treatment to front. Timber fencing 1.8m to rear enclosing rear garden.
SITE CHARACTERISTICS	Two storey end of terrace property, part of a group of four. Red bricked with grey roof slates. Driveway to front for access to the terrace with some hardstanding for vehicles. Quiet location adjacent to public open area of parkland.
CHARACTER OF LOCALITY	Two rows of 4 terraced residential properties within an area designated as countryside and local gap, adjacent to police facilities.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/06/56018	Construction of two storey rear extension and dormer window in front elevation.	Permit – 16/03/2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hound Parish Council	No objection
Hampshire Gardens Trust	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap Outside Built-up Area Boundary Within Countryside Within area of Public Open Space – Royal Victoria Country Park

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 2.CO, 9.CO.
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

SPECIAL POLICY AREA

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, and the impact on the 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

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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 property is a two storey red bricked period terraced property which forms part of a row of four. It has previously been extended with a two storey rear extension and the insertion of a dormer window to the front.

The proposal is for the construction of a porch to the front elevation following removal of an existing open porch canopy, which is currently built from translucent sheeting on a painted timber support frame.

The size and design of the proposed front porch is considered to be sympathetic to the existing property and the character of the locality, due to its scale, position and use of materials to closely match those on the existing dwellinghouse. In addition there is a similar porch already in situation at the other end of the terrace, no. 36 Osborne Close.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking, and the proposals are not considered to result in the overdevelopment of the plot.

The development therefore complies with the requirements of Policy 59.BE.

The proposed porch would not physically or visually diminish the strategic gap, due to its scale, and would thus comply with Policy 2.CO which relates to development within an area designated as Local Gap.

Policy 9.CO states that extensions to existing dwellings in the countryside will be permitted, provided the extension is not likely to result in the dwelling becoming disproportionate in size to neighbouring properties or disproportionate in relation to its plot, and the design does not materially worsen the impact of the dwelling on its immediate surroundings.

The proposed porch is modest in scale, and the design is sympathetic to the character of the existing dwelling. It is therefore considered there would not be an adverse impact on the character and appearance of the property or its position within this countryside setting.

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 front porch is considered to be an appropriate addition to the property and would not have an adverse impact on the appearance and character of the dwelling or its setting.

It is therefore recommended for approval.