HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71586

DESCRIPTION	Replacement of existing conservatory with garden room
ADDRESS	53 Hiltingbury Road Chandler's Ford Eastleigh SO53 5NU

SITE VISIT DATE	Application site inspected 3rd December 2012
ARE PLANS ACCURATE?	The submitted drawings allow a comprehensive assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	In accordance with the Local Planning Authority's publicity of planning proposals all relevant neighbours have been consulted.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Replacement of existing conservatory with a more robust brick structure of similar dimensions.
TOPOGRAPHY	The rear gardens of the properties located on the south side of Hiltingbury Road slope down in a southern direction. In particular the precise location of the proposed replacement addition has a slight slope with land to the south sloping down the rear garden amenity area.
TREES	There are no trees in the vicinity of the proposed development.
BOUNDARY TREATMENT	In view of the infill nature of the development proposed, the key boundary treatment is the common boundary with number 55 Hiltingbury Road. This being a 1.8 metre vertical panelled fence, stretching to the commencement of the flak wall of the existing single garage at number 55 Hiltingbury Road.
SITE CHARACTERISTICS	Attractive heavily extended bungalow, with plain clay tiled roof and brown facing brickwork.
CHARACTER OF LOCALITY	Hiltingbury Road west area is characterised by relatively large plot sizes, with the majority of the dwellings being detached and set within attractive gardens many of which include mature trees. Many of the streets have a uniform building line, the distance between houses giving the area a fairly spacious character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/39746/000	Single storey side and rear extensions and rear conservatory. 53 Hiltingbury Road, Chandler's Ford.	Grant STC's 28th April 2003
F/12/71586	Replacement of existing conservatory with garden area. 53 Hiltingbury Road, Chandler's Ford Application subject of this report.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No third party correspondence generated by this planning proposal.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Chandler's Ford Parish Council	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) - Saved Policy 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 – DM 1
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area – Hiltingbury Road West

SPECIAL POLICY AREA

Application site not located within a Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (paragraph 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (paragraph 58).

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, relationship to host dwelling and impact on the character and appearance of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other – No consultations undertaken.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below	X	
Other – No third party objections to the planning proposal.					

PLANNING OBLIGATION/CONSIDERATIONS

This type of application does not warrant any contributions to offset the impact of the development proposal on local infrastructure.

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, and loss of outlook, noise and fumes.

The size, design and final materials of the proposed single storey addition are considered to be sympathetic to the existing property. Taking account of the location of the proposal in the rear garden and the small scale nature of the development proposed there is no material impact on the character and appearance of the surrounding area.

It should be noted the current single storey addition being a traditional glass conservatory, includes a significant element of glazing on the side elevation facing number 55 Hiltingbury Road. Whilst the current 1.8 metre fence partial screen views towards areas of domestic storage, restricting access to the single garage. This proposal responds to this matter by providing a brick side elevation. This elevation does include minor secondary windows to the “garden room” and are notated “obscure glass window”. Accordingly there is no unacceptable harm to the occupiers of number 55 Hiltingbury Road. Similarly, due o the relationship of existing and proposed development the amenities currently enjoyed by occupiers of other nearby dwellings would not be undermined. Consequently 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 saved Policy 59.BE of the adopted Eastleigh Borough Local Plan Review (2001-2012) and the provisions of the Hiltingbury Road West element of

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the Chandler's Ford and Hiltingbury Character Areas that requires amongst other things requires extensions to be compatible with the character of adjacent good quality properties.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry some weight by virtue of being intended as the current local plan's replacement. With regard to this particular application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward. Accordingly, 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

For the reasons outlined in this report the recommendation is to permit the proposed development.