REF. NO.F/14/74358

CONSERVATION AREA CONSENT REPORT

DESCRIPTION/ ADDRESS	-	Single storey rear extensions following demolition of existing conservatory 82 Spring Lane Bishopstoke Eastleigh SO50 6BB

SITE VISIT DATE	29/04/13 (previous application)
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	Ridge of single storey double garage extended across towards the main dwelling, addition of pitched roof, single storey extension to the rear of the garage, projecting 3m from the rear of the garage and 5.4m across, with the ridge tying into the ridge of the garage. Sunroom replaces the conservatory, 5.4m wide by 3.5m deep. Flat roof with glass lantern.
SITE AREA	776.5 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	Land slopes up from west to east, steepest at the front of the site tapering off towards the back of the site.
TREES	None affected by this application.
BOUNDARY TREATMENT	Open boundaries alongside the driveway,
SITE CHARACTERISTICS	Two-storey detached dwelling, formerly a pair of simple cottages behind the old smithy with attached double garage. Garden to south and west, driveway providing access for four properties to the north, sloping up to a relatively flat plateau.
CHARACTER OF LOCALITY	Four detached properties of differing ages in fairly large plots within the edge of the conservation area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/25649/000/00	Erection of 4 detached houses with garages	Refused, 04/12/1981
Z/25649/001/00	FORMATION OF CENTRAL DRIVE, ERECTION OF 2NO.DWELLINGS AND GARAGES AND GARAGE FOR NUMBER 82	Permitted, 15/11/1989
N/31846/002/00	NOTIFICATION OF INTENT TO CARRY	RNO, 25/01/2002

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RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	OUT MIXED TREE WORKS	
C/12/71714	Two storey side extension and rear conservatory	REF 07/01/2013
C/13/72381	One and two storey side and rear extensions, replacement conservatory and alterations to garage roof	PER 05/06/2013

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish	No objection
Conservation Officer	This proposal is in keeping with the existing building but it is important that existing tiles from stripping the rear roof slope are used on the front face to match and the new ones used to the rear, preferably in complete planes or thoroughly mixed in with existing to leave no patches. The new plan makes much more sense and replaces a feeble conservatory with a quality orangery or sun room with a lantern-light rooflight which will also be a far more satisfactory environment than a straight conservatory. No objection.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Building of Special Interest Subject to Article 4 Direction

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE, 169.LB, 175.LB
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1, DM10

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

The NPPF carried a presumption in favour of sustainable development (para. 14), which incorporates three elements: economic, social and environmental, (para. 7). Planning law requires applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, (para. 11). Should a development proposal accord with the development plan, approval should be given without delay, (para.14).

NATIONAL PLANNING POLICY GUIDANCE

The 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, (para. 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 (para. 58).

Para. 12 recognises the need to conserve heritage assets in an appropriate manner and section 12 relates to conserving and enhancing the historic environment.

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to impact on the character of the property and the conservation area; the street scene and residential amenity.

COMMENT ON CONSULTATION RESPONSES

Addressed below.

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATION

n/a

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 74(3) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states that Section 66(1) of the Act applies. This indicates that in considering whether to grant Conservation Area consent:

> *"The Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."*

In addition, Section 72(1) of the Act states:

> *"In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."*

Principle: The development site is located within the Built Urban Edge and Bishopstoke Conservation Area, in an established residential area. The principle is therefore accepted, subject to the proposed works being appropriate in nature, scale and design, in compliance with relevant local planning policy.

In this case, the relevant local plan policies are 59.BE, 169.LB and 175.LB. Policy 59.BE 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

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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. Policy 169.LB applies to alterations and extensions to buildings in a conservation area and requires development to preserve or enhance the character or appearance of the conservation area or its setting; not detract from the character of the area and where appropriate retain the existing street building line and rhythm of the street scene; ensure the mass, materials and form of the building are in scale and harmony with the existing and adjoining buildings and the area as a whole and the proportions of its parts relate well to each other and to adjoining buildings; architectural details on buildings of value are retained; the materials to be used are appropriate to and in sympathy with the existing buildings and the character of the area; and they do not generate excessive traffic, parking, noise, or cause detriment to the local environment. Policy 175.LB states that development which would have a detrimental impact on a building of local importance or setting will not be permitted.

Design and Layout:

This scheme is an alternative to the approved scheme, C/13/72381, which raised the height of the garage to provide first floor accommodation and included a two storey rear extension. The proposed design is on a smaller scale than the approved scheme and, as a single storey structure, has limited impact on the public elevations of the property. The design of the extension is appropriate in scale and details; and the sunroom is proportionate and more appropriate than a standard conservatory.

Street Scene and Character: As mentioned above, the site is set above the level of the highway, accessed via a fairly steeply sloped driveway which serves the house and the 3 properties immediately adjacent. These 4 properties form a separate area within the street and have their own character. Two of these properties, no. 86 and 82 are older dwellings which have been identified as buildings of local importance. The two properties to the rear are more modern, fairly substantial dwellings. The proposed development is sited to the rear of the building, which considerably limits the visual impact from the highway. It is unlikely the general public would use the shared access, unless they were visiting residents at these properties, as the access very obviously only serves these dwellings. The proposed works are considered by the Council's conservation officer to be appropriate for the existing building and therefore are felt to be acceptable for the character of the area. The brickwork and tiles are intended to match the existing materials, which is considered to be an important aspect of ensuring the works are sympathetic to the property. A condition requiring the materials to match the existing, at the time of permission being granted, is therefore considered appropriate.

Residential Amenity: As the proposed development is single storey, it will have minimal impact on the nearby properties. There will be no loss of light, overshadowing or overlooking due to the orientation of the properties, their relationship to each other and the design of the extension. The property retains a good sized garden, therefore the proposal is not considered to be overdevelopment.

The proposals are considered to comply with local planning policies and guidance.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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.

CONCLUSIONS

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CONCLUSIONS

Recommend permission, subject to condition.

CONCLUSIONS
