HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79737

DESCRIPTION	Erection of single storey extension to rear
ADDRESS	23 Sayers Road Bishopstoke Eastleigh SO50 6GY

SITE VISIT DATE	02/03/17
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for a single storey conservatory to the rear. Depth 5 metres, width 3.5 metres. Bricks to match existing dwelling/white UPVC.
TOPOGRAPHY	Fairly flat and level site
TREES	No trees will be affected by the development
BOUNDARY TREATMENT	1.8 metres high wooden fencing to rear garden
SITE CHARACTERISTICS	Two storey brick built dwelling. Semi-detached with attached property being a bungalow.
CHARACTER OF LOCALITY	Established residential area. Mixture of two storey houses and bungalows. Application site forms part of a newer infill development built in the late 1990s.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/34048/000/00	ERECTION OF 13 NO. 2 BED BUNGALOWS AND 3 NO. 3 BED TWO STOREY HOUSES. (PARTIAL REDEVELOPMENT OF EXISTING SITES).	PERMIT 29/10/1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved policies 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, DM1 (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area BIFOHH 35

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance 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		
N/A				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		

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.

Principle

The application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning guidance.

Layout/Design

The proposed conservatory is modest in size and is considered to be sympathetic to the existing property in terms of its layout and design. The additional extension is not excessive in terms of scale or size and the property will retain an adequate area of rear amenity space following its completion, such that the proposal will not result in the overdevelopment of the plot.

Residential Amenity

The proposed conservatory is not situated close to the shared boundary and due to the size and single storey nature of the development, the proposal will not have an undue impact upon the amenity of the occupiers of neighbouring properties by way of overbearing impact or through loss of light or outlook. There will also be no overlooking.

Street Scene

Owing to its positioning at the rear of the dwellinghouse, the proposal will have no impact upon the street scene or upon the wider character of the area. Parking will not be affected.

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

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSION

Recommend approval.