HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71121

DESCRIPTION	Rear conservatory
ADDRESS	9 Hawthorn Close Hedge End Southampton SO30 0QP

SITE VISIT DATE	Monday 06 August 2012
ARE PLANS ACCURATE?	The plans are adequate for the determination of the application, however, the single storey rear conservatory/extension to the neighbouring property to the west, No. 10 Hawthorn Close, is not shown on the site plan.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a rear conservatory measuring 3.111m in depth, 4.313m in width and 3.003m in height. The conservatory will be situated within close proximity to the western boundary of the property at a distance of approximately 0.3m.
TOPOGRAPHY	The site is relatively flat.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The western boundary of the property is marked by timber trellis panels at a height of approximately 1.8m.
SITE CHARACTERISTICS	The application dwelling is an extended two-storey semi-detached dwellinghouse which was constructed in the early 1980s. The property has had two previous additions – a two storey side extension to the eastern elevation as well as a single storey rear extension which the proposed conservatory will extend from. Due to its siting within the Close the property has a relatively large garden compared to many of the neighbouring dwellings.
CHARACTER OF LOCALITY	The site is within an established residential area and is situated within a cul-de-sac (Hawthorn Close) of 18 semi-detached properties of similar design and house type.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/26048/000	Erection of 54 flats, bungalows and houses	PERMIT – 07/06/1982
Z/33311/000	Construction of two storey side extension	PERMIT – 17/06/1994
Z/33311/000/01	Variation to planning permission no. 33311 dated 17 Jun 94 for construction of two storey side extension to the following extent only: removal of brick protrusions to the north east elevation	PERMIT – 09/12/1994

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/33311/001	Construction of single storey rear extension	PERMIT – 19/07/1996

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection – 19/07/2012

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) 59.BE
Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 77 – Summary Description Only

SPECIAL POLICY AREA

N/A

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 character of the area.

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received		See below		
Other – No objection from Hedge End Town Council				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application.

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

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 application proposes the addition of a rear conservatory to an extended semi-detached property situated at the end of Hawthorn Close. The conservatory measures 3.111m in depth, 4.313m in width and 3.003m in height, and is situated approximately 0.3m from the boundary with the neighbouring property to the west, No. 10 Hawthorn Close.

In terms of its size and design, the proposed conservatory is considered to be sympathetic to the existing property and to the character of the locality. The site is also considered to retain a good sized garden and therefore the proposals are not considered to result in the overdevelopment of the plot.

With regards to residential amenity, it is not considered that there will be any adverse impact on neighbouring properties in terms of either overbearing impact or the loss of outlook or light. However, the close proximity of the proposed conservatory to the shared boundary with the property to the west, No. 10 Hawthorn Close, as well as the open nature of the trellis fencing along this boundary, does present the potential for overlooking given that the western elevation of the proposed conservatory will be entirely glazed. Accordingly, and in the interests of preserving the amenity of the neighbouring property, a condition will be imposed on the planning permission requiring the installation of either obscure glazed windows or solid infill panels in the larger windows (i.e. from ground level up to the level of the fanlights) in this elevation of the conservatory.

Overall, the development is considered to comply with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The application is recommended for approval subject to conditions.

REF. NO. «AltRef»