REF. NO. «AltRef»

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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The size and design of the proposed extension is considered acceptable in that the extension is modest in its scale and design. The mono pitched roof is the same pitch as the roof of the existing property and the materials will match ensuring the development assimilates well to the host property. The proposal is only 1.5m deeper than the existing extension/ conservatory and although having a more permanent appearance will have no greater visual impact on the property.

Residential Amenity: The proposal is set next to the neighbouring properties extension and only projects by a further 1.5m. Due to the appropriate size, siting and design of the extension there would not be any unacceptable impact to neighboring properties by way of a loss of light, outlook, overbearing impact. Although the decked area has an elevated position, due to the topography of the site, the decked area is modest in size and is not sufficient for sitting out. It is therefore considered that any extended views over neighboring properties would be fleeting and no greater than the previous access/egress arrangements for the property. Overlooking and loss of privacy are also therefore not considered to be an issue.

Street Scene/Character of Area: The proposed development is isolated to the rear of the property where it will not be visible from the street. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

Other Matters: The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

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 development is considered to comply with the requirements of Saved policy 59.BE and therefore this application is recommended for approval subject to conditions.

REF. NO. «AltRef»

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	requires investigation and assessment of the risks and remediation work to be undertaken.

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
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH3

SPECIAL POLICY AREA

Not within a 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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
Environmental Health's comments have been noted and a note to applicant has been added.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Planning Obligations are not applicable to this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70829

DESCRIPTION	Single storey rear extension following demolition of existing conservatory
ADDRESS	16 Edward Avenue Bishopstoke Eastleigh SO50 6EG

SITE VISIT DATE	29.5.12
ARE PLANS ACCURATE?	Yes – The location plan was inaccurate and the application description did not include reference to the decked area. Re-consultation was undertaken between 10th and 24th July.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of a single storey rear extension measuring 3.5m(d) by 5.7m(w) by 3.5m(h) with a mono pitched tiled roof containing 2.No velux windows and decked area and stair way leading down to the garden following demolition of existing conservatory.
TOPOGRAPHY	The road and site slopes slightly in an easterly and southerly direction.
TREES	There are no trees on or adjacent to the site that would be affected by the proposed development.
BOUNDARY TREATMENT	The rear boundaries consist of 1.8m fencing.
SITE CHARACTERISTICS	1930's semi detached house set on a modest plot. The property is set back from the road by a small front garden. A driveway leads up the eastern boundary to a large rear garden.
CHARACTER OF LOCALITY	Residential area of similar pairs of semi detached houses on modest plots. Many have been extended to the rear.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No objection
Head of Environmental Health	The application site is located directly on a former brick works, as shown on the historical Ordnance Survey mapping and includes a bathroom, which may require new services. A condition sould be imposed which