HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70777

DESCRIPTION	Single storey side extension to replace existing conservatory (amended description)
ADDRESS	Colerne Gwelo Drive Heath House Lane Hedge End Southampton SO30 0AE

SITE VISIT DATE	12/06/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes, all renotified with amended description.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above.
TOPOGRAPHY	Land slopes up towards north.
TREES	None to be affected.
BOUNDARY TREATMENT	1.8m fencing on side and rear boundaries. Open to front.
SITE CHARACTERISTICS	Detached bungalow which is one of three accessed via a narrow drive leading off Heath House Lane. Detached garage and parking to front with enclosed garden to rear. Existing conservatory is to be replaced with new extension.
CHARACTER OF LOCALITY	Residential.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Mr Roberts 11 Sherwood Avenue	• Observation • Request that conditions are imposed relating to construction hours and storage of building materials

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town 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) 59.BE
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other … Comments noted.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
Other …Comments are noted. The suggested conditions are not considered to comply with the guidance within circular 11/95 in that they are not essential to be able to grant approval and the potential impact that these conditions relate to is covered by other legislation outside of the planning legislation.					

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."

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 proposal is considered to comply with Policy 59.BE for the following reasons:

- The size and design of the extension is considered to be sympathetic to the existing property and the character of the locality. It is very similar to the existing conservatory but will actually intergrate with the original dwelling better in terms of the roof design.
- There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the scale, design and siting of the extension and the relative position of adjacent properties.
- The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.
- It is far enough away from the protected tree within the site to not cause any harm and the existing footings are to be utilised meaning no additional digging.
- No impact on parking provision or highway safety.

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

Recommendation is to permit.