HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. X/14/75343

DESCRIPTION	Partial variation of condition 3 to allow render on external surfaces of front porch approved under planning permission F/14/74385
ADDRESS	13 Hawthorn Close Hedge End Southampton SO30 0QP

SITE VISIT DATE	15/05/14 (F/14/74385)
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Partial variation of condition 3 to allow render on external surfaces of front porch approved under planning permission F/14/74385
TOPOGRAPHY	Level
TREES	No trees affected
BOUNDARY TREATMENT	Open plan to front. Boundary 13/14 – Shrubs varying heights up to 2m high with 1 no. low fence panel adjacent to house Boundary to path at side – low wavy top close board fencing
SITE CHARACTERISTICS	Two storey semi detached house at end of close. Small open plan front garden laid to lawn. Driveway to side of house.
CHARACTER OF LOCALITY	Residential close of semi detached two storey houses. Part of a larger housing estate.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
26048/0	Erection of 54 flats, bungalows and houses with roads at Laburnum Road, Hedge End.	Permit 07/06/82
Q/13/72177	Rear conservatory	PNR 06/03/13
F/14/74385	Erection of front porch	Permit 04/06/14

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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 SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

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

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (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

Hedge End, West End and Botley Character Area 77

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				

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

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.

This application seeks permission to partially vary condition 3 of planning permission F/14/74385 to allow render on external surfaces of the proposed front porch.

Condition 3 states that 'The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in type, colour and texture those used on the existing building. Reason: To ensure a satisfactory visual relationship between the new development and the existing.'

The bricks used in the construction of the original house are no longer available. The agent and owner have searched for a suitable match but have not been able to find one. In addition, an alternative solution to clean and re-use the existing bricks on the proposed elevations, is not feasible as the bricks could not be cleaned well enough to use.

Therefore, for the reasons above it is considered that a painted render finish would be preferable to a poor brick match.

Nature conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development.

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

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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.

CONCLUSION

Recommend permission