HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/11/70006

DESCRIPTION/ ADDRESS	Installation of PV panels on roof and associated raising of parapet height by 0.2m 22 Crowsport Hamble-Le-Rice Southampton SO31 4HG

SITE VISIT DATE	23/11/2011			
ARE PLANS ACCURATE?	X	Yes		No. If not why not…….
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	X	Yes		No. If not why not…….

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Addition of 28 PV panels on to the roof of the replacement dwelling that is currently under construction. To assist in screening the PVs, the roof parapet will be raised by 200mm to a total height of 400mm. Each panel measures 1m x 1.3m and will be angled slightly to face south.
SITE AREA	N/A
RESIDENTIAL DEVELOPMENT DENSITY (NET)	Single dwelling
TOPOGRAPHY	Slight changes in level across site – ground levels rise across site frontage towards No 23 to the south, and also towards the rear of the site. No 23 is set at higher ground level, whilst No 20 to the north is set at lower level. No.19 is on higher ground.
TREES	No significant trees on site but quite substantial planting along the rear boundary with no.19.
BOUNDARY TREATMENT	Front boundary quite open being enclosed by heras fencing
SITE CHARACTERISTICS	Two storey dwelling has been partially demolished and works are underway for its replacement. The slab is in place and basement constructed.
CHARACTER OF LOCALITY	Private residential development, accessed via private drive from Satchell Lane and marina. Conservation Area and Special policy area with quite distinct architectural character, and degree of uniformity across development. Pleasant layout with views towards river. Various first floor extensions on a number of properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/11/68836	Construction & piling of retaining wall on site boundary	Permitted June 2011

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/10/67977	Replacement dwelling	Permitted 2010
F/07/61328	Construction of replacement dwelling	Permitted November 2007
F/06/58346	First floor and single storey side extension.	Permitted Jan 07
F/06/57141	Single and two storey extension with rear staircase.	Refused 18th July 2006
F/06/56011	Construction of first floor with balconies to front and external staircase to first floor roof terrace	Refused – 4th April 2006

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
Irene Jenkins 23 Crowsport	Light issues have been taken into account.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble PC	No objection
Head of Regeneration and Planning Policy	No objection subject to satellite dishes being removed.
Crowsport Residents Association	No objection raised.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 34.ES, 59.BE, 169.LB, 184.LB

SPECIAL POLICY AREA

Crowsport Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS - 1 Delivering Sustainability
-- 1 Planning and Climate Change Supplement
- 5 Planning & The Historic Environment

POLICY COMMENTARY

The above policies combine to form the criteria against which this application will be assessed with particular regard to residential amenity, climate change, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

Head of Regeneration and Planning Policy – The satellite dishes were on a earlier plan that was considered at the pre-application stage. They have been removed from this application.

COMMENT ON REPRESENTATIONS RECEIVED

X	See below		Other……

PLANNING OBLIGATION/CONSIDERATIONS

NA

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."

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.

Policy 169.LB and 184.LB seeks to protect the character and appearance of the conservation area and special policy area for Crowsport.

Policy 34.ES supports development that makes an appropriate contribution towards the Govt targets to reduce CO2 and other greenhouse gases.

SPD on Environmentally Sustainable Development, although not relevant to existing house that is being built as approval was given prior to adoption of the SPD, does support the principle of harvesting energy from renewable sources.

PPS 5 is supportive of development that seeks to meet climate change objectives, encouraging heritage assets (conservation areas and buildings within) to be modified to facilitate climate change provided there is no harm to the significance of the heritage asset.

The development accords with these policies in that;

- The PVs are predominantly screened from public and private vantage points by the raising of the parapet wall, the increase in which accords with the strong design ethos that runs through the Crowsport Estate.
- The neighbouring properties to the rear (no.21) and to the side (no.23) would be able to catch views of the PVs from their roof terrace, or for no.23 the side facing windows. However, the panels are not unpleasant pieces of equipment that would cause harm to the outlook to either property. Further information can be secured via condition to ensure the PVs are finished in non-reflective, suitable dull colour.

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.

CONCLUSIONS

The recommendation is to permit