**HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/79161**

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| DESCRIPTION | Erection of conservatory |
| ADDRESS | 19 Hope Road West End Southampton SO30 3GE |

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| SITE VISIT DATE | 15.09.2016 |
| ARE PLANS ACCURATE? | It is considered that sufficient information has been provided to allow for the assessment of the development proposed. |
| HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? | Yes |

**THE SITE AND ITS SURROUNDINGS**

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| DETAILED DESCRIPTION OF APPLICATION | The application seek permission to construct a mono pitched rear conservatory. To be bespoke just short of full width 5.5m(w) x 2.455m deep and overall height of 2.4m. Eaves at 2m.<br><br>Full glass upon 0.75m wall, patio doors to rear elevation. |
| TOPOGRAPHY | Flat and Level. |
| TREES | There will be no trees affected by the proposed development. |
| BOUNDARY TREATMENT | Standard 2.0m high close boarded wooden fencing |
| SITE CHARACTERISTICS | The application relates to a semi-detached bungalow on the west side of Hope Road, West End, Southampton. The area characterised by semi-detached bungalows with accommodation in the roof. |
| CHARACTER OF LOCALITY | Residential. |

**RELEVANT PLANNING HISTORY**

| REFERENCE | DESCRIPTION | DECISION |
|---|---|---|
| Z/31995/000/00 | Roof conversion and single storey rear extension. | Refuse 18/01/1991 |
| Z/31995/002/00 | First floor and ground floor extensions and alterations including construction of a dormer window. | Refused 10/05/1991 |
| Z/31995/001/00 | Reconstruction of roof to provide living accommodation including dormer window to side elevation. | Permitted 28/06/1995 |
| Z/31995/001/01 | Variation of planning permission reference No 31995/1 dated 28 June 95 for reconstruction of roof to provide living accommodation including dormer window to side elevation to the following extent only - Enlargement of rear gable in accordance with letter and plans received 118th October 1995. | Permitted 21/11/1995 |

**REPRESENTATIONS RECEIVED**

| SOURCE | SUMMARY OF CONTENT |
|---|---|
| None. | |
| | |

**CONSULTATION RESPONSES**

| CONSULTEE | SUMMARY OF RESPONSE |
|---|---|
| West End Parish Council | No reply. |

**POLICY CONTEXT**

| DESIGNATION APPLICABLE TO SITE |
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| Within Built-up Area Boundary<br>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 – HEWEB 17

- Maintain the predominant orientation of ridgelines in existing development relative to the slope.

Complies.

**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

**POLICY COMMENTARY**

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|---|
| character of the area |

**COMMENT ON CONSULTATION RESPONSES**

| | | | | |
|---|---|---|---|---|
| None received | | See below | | |
| Other … | | | | |

**COMMENT ON REPRESENTATIONS RECEIVED**

| | | | | | |
|---|---|---|---|---|---|
| | None received | | See below | | |
| Other … | | | | | |

**PLANNING OBLIGATION/CONSIDERATIONS**

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| 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 principal of development of the site.**

The application site lies within an established residential area where the principal of development is acceptable, with any formal approval being dependent on the details and impacts of the proposal being considered acceptable.

**The proposals impact on the street scene and the character of the area.**

The proposed development is isolated to the rear of the property where there will be minimal views from the street.

**ASSESSMENT OF PROPOSAL**

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

**The impact on the residential amenity of the present and future occupants of the host dwelling and neighbouring dwellings.**

This is a small rear conservatory, although just short of full width. It would be cut back by 0.4m off the boundary with the semi-detached neighbour No17. Mono pitch to a maximum height of 2.4m(h) x 2.45m(d) there is no loss of Residential Amenity with neighbours.

The proposal is therefore considered not to result in a detrimental impact to the layout and design of the existing property (and its design and materials are considered to be a sympathetic additions to the dwelling.)

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

**Nature conservation**

*The proposal is/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/was not required for this development as it falls outside/inside the designated zone of impact.*

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

**OTHER MATERIAL CONSIDERATIONS**

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

**CONCLUSION**

Conditional Approval.