HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/75901

DESCRIPTION	Construction of orangery to rear of property
ADDRESS	3 St Andrews Gardens High Street Hamble-Le-Rice Southampton SO31 4QA

SITE VISIT DATE	04/03/2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of orangery style conservatory to the rear of the attached garage, measuring 3.7m x 3.7m. The height to eaves will measure 2.4m and the overall height 3.416m.
TOPOGRAPHY	Mainly level site.
TREES	Bay trees & shrubs along northern boundary, not TPO'd but conditioned to be retained under planning permission C/38816/002.
BOUNDARY TREATMENT	1.8m high fence along boundaries.
SITE CHARACTERISTICS	Two storey detached property with attached garage, and parking space alongside. White painted rendered finish, white frames to windows/doors, and grey roof slates. Garden is relatively small, and screened by 1.8m fencing.
CHARACTER OF LOCALITY	Residential area within the urban edge. Small development of three dwellings and garages approved in 1997. Two semidetached and one detached dwelling within a gated area with gravel forecourt and pair of garages to the front.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/28225/001	Demolition of 1 and 8 St Andrews Buildings (demolition of buildings in conservation area).	Refused – 11/11/91
C/33816/000	Construction of three dwellings following demolition of existing garages.	Refused – 08/05/96
C/33816/001	Erection of three dwellings following demolition of existing garages.	Permit – 03/06/1997
C/33816/002	Erection of three dwellings and garages following demolition of existing garages.	Permit – 09/06/1997
Z/35775/000	Construction of two storey side extension.	Refused – 17/02/99 Appeal dismissed – 29/10/1999

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/35775/001	Relief of condition 17 of planning permission C/33816/2 to convert garage to a habitable room and construction of single storey rear extension and extension to existing garage block to provide additional garage.	Permit – 07/06/2000
Z/35775/002	Construction of extension to existing garage block to provide additional garage.	Permit – 09/01/2003
F/14/75716	Partial conversion of attached garage to form habitable room to include provision of 1 no. rear facing roof light, and 2 no. side facing windows.	Permit – 02/02/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
20 Cirrus Gardens, Hamble-le-Rice	Objection – Concerns raised regarding overlooking, loss of privacy, and the removal of screening along the boundary.
22 Cirrus Gardens, Hamble-le-Rice	Objection – Overdevelopment of the site, overlooking and loss of privacy, and impact to trees.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hamble Parish Council	At the Hamble-le-Rice Council meeting on held on Monday 23rd February 2015 the following was resolved: It was resolved to leave the decision to the officer.

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 policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014 Policy DM1, (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

Bursledon, Hamble-le-Rice and Hound Character Area – BHH 63

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, trees, and character of the area.

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON REPRESENTATIONS RECEIVED

The applicant has confirmed previously that additional planting will be installed in order to maintain privacy and the existing bay trees will not be further cut back. Enforcement have no further action to take.

The window and door along the northern elevation will be conditioned to be obscure glazed.

The useable amenity space for the property is still to a satisfactory standard and there would not be an overdevelopment of the site.

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 application site lies within the urban edge where the basic principle of development is considered to be acceptable, with any formal planning approval being based upon the exact nature, design and impact of that proposed being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

The property is a detached two storey dwelling, built as part of a small development of three, and located within a residential area to the north west of the centre of Hamble.

It is proposed to construct an 'orangery' style conservatory to the rear of the existing attached garage. The structure will measure 3.7m x 3.7m, and have a maximum height of 3.41m, it will be fabricated from white PVCu frames with double glazing and brickwork to match, and the roof from toughened glass sheets.

The size, scale and design of the proposed orangery is considered to be sympathetic to the existing property and the character of the locality of this residential area. A previous conservatory has been removed from the site allowing for more garden space, and even though the garden is of a fairly small size, with the orangery in place there would still be sufficient useable amenity space to meet current standards (60% of the total footprint of the house).

The orangery would be situated mainly to the rear of the garage but also extending a little further past the side elevation, and closer to the boundary with Cirrus Gardens. There would be a distance of 2.5m between the proposed orangery and the boundary with Cirrus Gardens, to which there is a 1.8m high boundary fence in place, and a further 15m to the adjacent property 20 Cirrus Gardens. It is considered that there would not be a significant detrimental impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking. However due to permitted development rights previously being removed for the provision of windows being inserted into the northern elevation of this dwelling, and the previously approved application F/14/755716 (partial garage conversion approved with conditions for obscure glazing) it is considered to also condition for obscure glazing to the proposed window and door to this side.

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 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 as it falls outside the designated zone of impact.

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

The proposed rear ‘orangery’ is considered to be an appropriate addition to this residential property, which would not have a significant detrimental impact on the amenity of neighbouring properties, or impact on the character of the area.

Recommend permission.