REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74006

DESCRIPTION	Rear conservatory
ADDRESS	5 Sandy Lane Fair Oak Eastleigh SO50 8EG

SITE VISIT DATE	12/03/2014
ARE PLANS ACCURATE?	The submitted location and site plans do not show the recently constructed neighbouring property to the immediate south of the application dwelling (No. 3a Sandy Lane). It is considered, however, that sufficient information has been provided to allow for a full and proper assessment of the development proposed.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a conservatory at the rear of the property. The conservatory measures approximately 5.3m in depth, 3.8m in width and 4m in height and will adjoin the property's existing single storey rear projection.
TOPOGRAPHY	The property's rear garden is fairly flat and level. In line with the general gradient of Sandy Lane, No. 5 is situated at a slightly higher ground level than the neighbouring property to the south, No. 3a.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The southern side boundary with No. 3a is marked by 1.8m high timber fencing in the proximity of the proposed conservatory with the property's existing single storey projection forming the northern boundary of the site in this position. The remainder of the rear garden is surrounded by a mixture of planting and fencing.
SITE CHARACTERISTICS	No. 5 Sandy Lane is a 1920s, two-storey, semi-detached dwellinghouse finished in white render. The property has off-road parking provided by way of a driveway to the front and has a fairly sizeable area of private amenity space to the rear. It has been previously extended at a two-storey height to its southern side and has an existing single storey rear projection which adjoins that of No. 7 Sandy Lane.
CHARACTER OF LOCALITY	The site falls within an established residential area and sits at the end of a row of five pairs of semi-detached properties of a similar period, scale and design. To the southern side of the site are single storey bungalows including the recently constructed No. 3a (approved under planning permission F/11/68813) which neighbours No. 5.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION

REF. NO. «AltRef»

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/05/54062	Erection of 2 storey side extension	PERMIT – 15/06/2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Fair Oak Parish 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 Policy 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029, Policy DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area:

The site falls within the character area *BIFOHH 17.* The Council's adopted appraisal document sets out the following guidance principles for new development in this area:

- Maintain the predominant orientation of ridgelines in existing development relative to the slope on Sandy Lane.
- Mitigate the effects of the heavy vehicular traffic on Sandy Lane in new development using measures such as boundary planting, setbacks, transition spaces and orientation of internal spaces.

SPECIAL POLICY AREA

The site does not fall within a designated special policy area.

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework:

Of particular relevance to this application are both paragraph 17 which *inter alia* states that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings, as well as *Section 7: Requiring good design* which stipulates that good design is a key aspect of sustainable development and is indivisible from good planning; that planning decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment; and that permission should be refused for development of poor design that fails to take the opportunities available for

NATIONAL PLANNING POLICY GUIDANCE

improving the character and quality of an area and the way it functions.

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, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – the comments of Fair Oak Parish Council are noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

There are no planning obligations requirements as part of this application.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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."

Development Plan Policies:

Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) 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.

MATERIAL CONSIDERATIONS

Principle:

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.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Layout, Design and Impact of the Proposals of the Street Scene and Area Character:

The proposed conservatory is of an appropriate visual appearance and is sympathetic to the host property in this regard. Whilst it represents a fairly sizeable addition to the dwelling owing to its 5.3m depth, it is not considered to be unduly disproportionate or excessive in scale. Indeed it has been designed such that it will neatly square off the rear part of the property, sitting alongside and not projecting beyond its existing single storey rear element. As such, the development is considered to accord with the requirements of Saved Policy 59.BE of the adopted Local Plan with regards to its layout and design.

In addition, the site will retain a relatively sizeable area of rear amenity such that the proposals will not result in the overdevelopment of the plot and as the conservatory will be situated to the rear of the dwelling, it will not impact upon the character of the Sandy Lane streetscene.

Residential amenity:

As mentioned above, the proposed conservatory will adjoin and will not extend beyond the property's existing single storey rear projection. As such it will be fully screened from the adjoining neighbouring dwelling (No. 7 Sandy Lane) and will accordingly have no impact upon the amenity of its occupiers.

In respect of the neighbour on the other side of the site, No. 3a Sandy Lane, whilst it is acknowledged that the conservatory is of a fairly sizeable depth in close proximity (between 0.5 and 0.2m) to the shared boundary and that there is a slight difference in ground levels between the two dwellings, it is not considered that the proposals will be adversely overbearing or result in an undue loss of outlook for the occupiers of No. 3a. Owing to the positioning of the two properties relative to one another, the conservatory will project only approximately 4m beyond the rear elevation of the neighbouring dwelling which is not considered to be an excessive amount and, in addition, the windows of No. 3a in closest proximity to the development serve either non-primary habitable rooms (bathroom and bedroom), or are secondary windows as in the case of the property's lounge/living room.

Whilst there is a window shown in the southern elevation of the proposed conservatory which will face towards No. 3a, there is sufficient boundary screening in place in the form of the existing 1.8m high timber fence to mitigate the potential for any undue level of overlooking to occur. Finally, the proposals will also not result in any unacceptable loss of light to this neighbouring property. The development is positioned due north of No. 3a and as mentioned above the windows in closest proximity to it are either secondary windows or serve non-primary habitable rooms. Notwithstanding this the proposals comply with the light tests for rear extensions as set out in the Council's adopted Quality Places Supplementary Planning Document. The development is therefore considered to accord with the requirements of Saved Policy 59.BE of the adopted Local Plan in respect of its impact upon the amenity of neighbouring properties.

Overall, for the reasons as outlined above, the application is considered to comply with the requirements of the relevant development plan policies, associated supplementary planning guidance, and national planning policy.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. 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 application is recommended for approval.