HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/75726

DESCRIPTION	Single storey rear conservatory following removal of existing decking (amended description)
ADDRESS	18 Monks Brook Close Eastleigh SO50 9NQ

SITE VISIT DATE	26th February 2015
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear conservatory following removal of existing decking (amended description)
TOPOGRAPHY	The land falls away slowly in a southerly direction.
TREES	None.
BOUNDARY TREATMENT	Combination of brick wall and fencing to a maximum height of 2m
SITE CHARACTERISTICS	Detached chalet bungalow with hipped roof at front and gable at rear set at the end of a cul-de-sac. To the side is a driveway which leads to a large rear garden containing two large outbuildings/garages.
CHARACTER OF LOCALITY	Residential area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/32682/001/00	Single storey rear extension (granny annexe)	Permitted 21/8/01
Z/32682/000/00	Single storey rear extension	Permitted 22/10/92

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environments Agency	EA standing advice area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Flood Zone 2 and 3 Within Solent Mitigation & Protection Zone

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, (the Submitted Local Plan) comprising of the 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' Policy DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 23

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

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	x	
Noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The size and design of the proposed conservatory will be built over the existing raised deck area. The conservatory is considered to be sympathetic to the existing property and the character of the locality due to its appropriate size, siting, and design.

Residential Amenity: There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to its appropriate size, siting, and design.

Street Scene/Character Area: The proposed development is isolated to the rear of the property where it will not be visible from the street. The proposal is therefore not considered to have a detrimental impact on the street scene or the wider character of the area.

Flood zone 2/3: A full FRA has been submitted and this confirms that the proposed development will not result in increased flooding or an increased number of people exposed to the risk of flooding. A note to applicant has been added.

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

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

In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.