HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/17/80216

DESCRIPTION	Rear conservatory
ADDRESS	68 Stoke Common Road Bishopstoke Eastleigh SO50 6DU

SITE VISIT	Yes
ARE PLANS ACCURATE?	The plans are sufficient to determine the planning application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The planning application seeks permission for a rear conservatory to be attached to the back of the existing single storey extension. The conservatory has flat roof with roof lantern and measures 4.5m(w) by 3m(d) by 2.4m(h).
TOPOGRAPHY	The site is level with its semi detached neighbour (at no.70). The garden is terraced with each section being raised up towards the far end of the garden.
TREES	None affected.
BOUNDARY TREATMENT	High wall with hedging and some fencing. The garden is well screened from the neighbouring dwellings.
SITE CHARACTERISTICS	Two storey semi-detached house set in a large plot with existing three storey side and single storey rear extension. There is a large patio area directly behind the existing rear extension, which will be removed to make way for the proposal.
CHARACTER OF LOCALITY	Mixed residential area. The neighbouring semi-detached house also has a single storey side extension.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/09554/002	THREE STOREY SIDE EXTENSION AND ERECTION OF PORCH	Refused (January 2000)
Z/09554/003	THREE STOREY SIDE EXTENSION AND ERECTION OF PORCH (AMENDED DESIGN)	Permit (March 2000)
F/06/58555	SINGLE STOREY REAR EXTENSION	Permit (January 2007)

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
66 & 70 Stoke Common Road (2 letters of objection)	- The property has previously been extended and the proposal would be an overdevelopment. - Adverse impact on the scale and character of the dwelling and locality - Overbearing and result in a loss of privacy.

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	- Affect views from rear windows in no.70 and would restrict their daylight. - The proposal would result in excessive surface water runoff.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Bishopstoke Parish Council	No response

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011), saved policies: 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014: 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 Documents: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Within Bishopstoke, Fair Oak and Horton Heath Character Area – BIFOHH 2
Strength of character is moderate and there is no guidance relevant to the proposal.

SPECIAL POLICY AREA

None

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 character of the area.

COMMENT ON CONSULTATION RESPONSES & REPRESENTATIONS RECEIVED

None received		See below	X	
Comments are noted and the issues will be considered in the assessment section. The limited scale of the proposed conservatory is unlikely to significantly contrite to surface water runoff, particularly as the area is already hard surfaced.				

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 proposal is considered to accord with policy 59.BE, in that:

- The conservatory is of a modest size and is a lightweight glass structure which is in keeping with the existing house. The conservatory is located at the rear of the site, where it cannot be viewed form the public realm and will fit in with the residential character of the locality.
- While the house has already been extended, it is situated in a large plot that is able to comfortably accommodate the proposed conservatory. The site will retain a large garden and therefore the proposals are not considered to result in the overdevelopment of the plot.
- The 3m deep conservatory will be added to the end of the existing single storey rear extension forming a fairly deep structure. However, the conservatory is not considered to be visually obtrusive as its 2.4m high roofline is much lower than the existing structure and so only the very top section will be visible over the high side boundaries. The conservatory has also been stepped in from its side boundaries in line with the existing structure.
- All the conservatory's windows are situated behind the high side boundaries, with the section directly alongside the boundary with no.70 containing no new windows at all. As such the proposal is not considered to unacceptably harm the privacy currently enjoyed by the neighbouring residents.
- The conservatory is not considered to unacceptable affect the daylight received by the adjoining dwellings with the proposal passing the lighting test outlined in quality places SPD.
- The householder 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 even though it falls inside the designated zone of impact

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

CONCLUSION

Recommend Permit