HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/77863

DESCRIPTION	Erection of rear conservatory
ADDRESS	40 Conduct Gardens Eastleigh SO50 9QG

SITE VISIT DATE	Monday 7th March 2016 at 2:30pm.
ARE PLANS ACCURATE?	It is considered that sufficiently detailed 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

DETAILED DESCRIPTION OF APPLICATION	Proposed erection of rear conservatory. The conservatory would have a 1.8m wide by 1.2m deep rectangular section which can be accessed from the existing kitchen doors. This section will allow the occupants of the house to access the conservatory from the kitchen. From within this section they will be able to access the garden from two white uPVC double glazed patio doors or turn left into the larger rectangular section of the conservatory which is 3.8m wide by 2.8m deep and which will have 5 white uPVC double glazed window panels, each measuring approx. 0.6m wide and 0.9m high and constructed on a brick facing base. The entire conservatory will be enclosed by a white uPVC framed double glazed hip roof measuring 2.2m at its lowest point, rising to 3.1m high at its peak.
TOPOGRAPHY	Flat.
TREES	No trees on site.
BOUNDARY TREATMENT	1.6m high fence to the left and right side of the back garden. The end of the back garden is part 1.6m fencing, with the other part made up of the brick side of a garage block which serves a neighbouring property.
SITE CHARACTERISTICS	Large modern detached house in a new housing development occupying a corner plot. The back garden of the house is marginally wider than the width of the house, although relatively shallow for a house of this size. The site is flat. The back garden, although overlooked from the left by number 26 Conduct Gardens, is separated from this property by the highway. Similarly, although the back garden is overlooked from the back by numbers 42 and 44 Conduct Gardens, the properties enjoy separation from two garage blocks in between them which are located behind the back of the rear garden. Number 38 Conduct Gardens sits to the right of the back garden as you look out at the back garden from the rear of the house, and does not overlook the back garden by virtue of there being few overlooking windows in the side of that property.

THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	The area is made up of a range of modern houses built around 2014 following the redevelopment of the former Pirelli Factory site for housing which gained planning approval in 2011. The area includes landscaping, public art, crèche, community hall and office facilities.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/11/70044	Construction of 312 dwellings and flatted block incorporating D1 use (eg Creche, community hall, training establishment) with associated vehicular accesses from Dew Lane, Passfield Avenue, George Raymond Road and Great Farm Road, pedestrian accesses, parking, landscaping, open space including public art, and retention of existing office building, following demolition of existing buildings and associated structures.	Permit 26/07/2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
N/A	None received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
NIL	None consulted.

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 policies 59.BE

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 (in particular Policy DM1); 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

The site is not within a Character Appraisal Area

SPECIAL POLICY AREA

The site is not within a Special Policy Area

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

None received	X	See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

	None received	X	See below		
Other …					

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

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.

MATERIAL CONSIDERATIONS

Principle:

The application site lies in an established residential area where the basic principle of development is considered to be acceptable, with any formal planning approval being based on the exact nature, design and impact of that proposal being considered appropriate and in accordance with the relevant Local Plan policies and supplementary planning documents and guidance.

Impact of the proposal on the street scene and character of the existing house and wider area:

The size, design and materials of the proposed rear conservatory are considered to be sympathetic to the existing property and the character of the locality due to the proposal being of a proportionate size to the main house and existing plot and utilising materials which compliment rather than detract from the qualities of the existing house and surrounding houses.

Impact of the proposal on the residential amenity of current and future occupiers of neighbouring properties and the host property:

There would not be an unacceptable impact to neighbouring properties, or to the residential amenity of their current or future occupiers, by way of a loss of light, outlook, overbearing impact or overlooking.

This is due to number 26 Conduct Gardens being a good distance away from the host dwelling and being separated by the highway. The proposed rear conservatory would also not directly be facing in the direction of that property.

Likewise, number 42, 44 and 46 Conduct Gardens are of a sufficient distance away from the proposal to be unacceptably affected, despite the proposed rear conservatory facing in their direction. They are also separated by two brick built garage blocks.

Number 38 Conduct Gardens does not have any side facing windows which would be unacceptably impacted by the proposed rear conservatory. The conservatory would also not be directly looking out at this property.

The application site, although having a shallow back garden, is considered to retain a garden of an acceptable size by virtue of its width and also by virtue of the proposed conservatory not being excessively deep. The proposals are not therefore considered to result in an overdevelopment of the plot.

Overall it is considered that the proposed rear conservatory offers sensibly planed additional space to serve the main house and is a proposal which would not unacceptably impact on the current or future occupiers' residential amenity.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Impact of the proposal on 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

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

It is recommended that the proposed development be granted subject to appropriate conditions.