HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/15/76842

DESCRIPTION	Rear conservatory
ADDRESS	33 Mill Gardens West End Southampton SO18 3AG

SITE VISIT	Yes
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Rear conservatory with a shallow pitched roof measuring 4.8m(w) by 2.8m(d) by 3m(h).
TOPOGRAPHY	Relatively flat
TREES	None affect
BOUNDARY TREATMENT	2m high close boarded fence surrounds rear garden.
SITE CHARACTERISTICS	Two storey semi detached house with single garage at the side.
CHARACTER OF LOCALITY	Residential area, consisting of detached, semi detached and terraced properties located within a new estate.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
C/11/69687	Erection of 58 dwellings on land west of Romill Close together with associated highway access, new public open space (including equipped area of play), parking provision, landscape treatment and new footway and cycle links to Romill Close and full vehicular and pedestrian access to Mansbridge Road.	Permitted May 2012

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic Gap Outside Built-up Area Boundary - Countryside Within Established Residential Area

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Blanket TPO covers site

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 Document: Quality Places & Residential Parking Standards

CHARACTER APPRAISAL AREA

Not within detailed Hedge End, West End and Botley Character Area

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

None received		See below	X	
Noted				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other …					

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

The site is located within an area designated as strategic gap and countryside by the Eastleigh Borough Local Plan [2001-2001]. The site and surrounding areas have since been developed for housing and resemble an urban housing estate rather than a countryside location. Therefore Policy 59.BE (general development) is consider the most appropriate policy for assessing the application.

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.

ASSESSMENT

- The size and design of the rear conservatory is considered to be sympathetic to the existing house and will not affect the residential character of the locality.
- The rear garden is enclosed by a 2m high close boarded fence, meaning that only the upper side windows will face onto the adjoining dwelling (31 Mill Gardens). These windows are well over average eye height and so the conservatory will not result in an unacceptable level of overlooking into the neighbouring garden.
- The size and position of the conservatory means it will not result in an unacceptable loss of light, outlook or be overbearing on any of the neighbouring houses.
- The site retains a good sized garden and therefore the proposals are not considered to result in the overdevelopment of the plot.
- 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

CONCLUSION

Recommend Permit