HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/68442

DESCRIPTION	Front porch
ADDRESS	22 Cherbourg Road Eastleigh SO50 5EJ

SITE VISIT DATE	7.3.11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Construction of front porch measuring 1.5m(d) by 2.2m(w) by 2.5m(h) with a lean to roof.
TOPOGRAPHY	Flat
TREES	None
BOUNDARY TREATMENT	Frontage has an open appearance with only 1m high close boarded fencing to east/west boundaries.
SITE CHARACTERISTICS	Two storey mid terraced house (3/4) with hard standing parking area to the front.
CHARACTER OF LOCALITY	Residential area opposite Eastleigh College. The terraces are contained within a symmetrical building with either end having a deeper front gable elevation.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
None	

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 17

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

The above policies 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		
N/A				

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

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

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 application site lies within the urban edge and within an established residential area where the principal of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable.

There would not be an unacceptable impact to neighboring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the porch on the front elevation.

The size, design, and siting of the proposed porch, if permitted, however would create a visually intrusive feature to a group of terraced houses that are contained within a symmetrical building. Each individual property has a projected front elevation with the middle properties having a much shallower front elevation (0.5m projection) as opposed to the two end terraces which have a much deeper gabled front elevation (2m projection). Although several properties have porches, these porches do not extend out beyond their respective projected front elevations, siting comfortably within the recess. The proposed porch however will bring its build line out beyond its front elevation by a further 0.9 creating an incongruous feature which disturbs the symmetry of the building to the detriment of the street scene.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

In view of the above this application is recommended for refusal.