HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72382

DESCRIPTION	Construction of rear conservatory
ADDRESS	9 Barle Close West End Southampton SO18 3QN

SITE VISIT DATE	21/06/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey rear extension, measuring in width 3.5m, depth 3.6m and overall height 3.4m.
TOPOGRAPHY	Mainly level site.
TREES	No trees within the curtilage but adjacent trees and area are covered by Eastleigh TPO 95.
BOUNDARY TREATMENT	Fence and leylandii hedging on boundary with highway (to side), 1.8m fencing plus additional trellis work on boundary with no. 8 Barle Close and 1.8m fencing on boundary at rear.
SITE CHARACTERISTICS	Detached two storey dwelling, beige brickwork, mix of white and brown frames, brown roof tiles. Existing single storey rear extension across the width of the property. Garden mainly lawned, but area of gravel with sheds towards the rear. Well screened.
CHARACTER OF LOCALITY	Residential area within the urban edge. Modern development of housing with a mixture of styles and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No recent history.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection.
Tree Officer	'I do not see any major arboricultural concerns and therefore raise no objection.'

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Environmental Health	This Service has identified the above application on a recent planning list. I have reviewed the information provided and wish to make the following comments: The application site is: □ Located on a formerly excavated site, as shown on historical Ordnance Survey mapping. We recommend that the applicant is advised that: The application site lies on formerly excavated site. The presence of 'made ground' and/or contaminants in the ground cannot be ruled out and therefore we would recommend that the risks to the development be considered; including the design of the floor construction and the number/ location of service penetrations. The applicant should also be advised to contact Environmental Health to discuss the above. In addition, we would recommend that this is brought to the attention of the Building Control officer. Should any information come to light during the demolition or construction works that indicates the presence, or the possible presence of, 'made ground' or of contaminated soils, then this should be brought to the attention of the Environmental Health Service. Any excavated material is to be disposed in the appropriate manner and not to be reused on site, unless proven to be 'free' from chemical contamination.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Established Residential Area

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Pre submission Eastleigh Borough Local Plan 2011-2029 DM1

CHARACTER APPRAISAL AREA

HEWEB - 57

SPECIAL POLICY AREA

n/a

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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None.				

COMMENT ON REPRESENTATIONS RECEIVED

	None received				

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."

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 property is a two storey dwellinghouse built as part of a larger residential development during the mid 1980's to the west of the centre of West End.

The proposal is for the construction of a conservatory to the rear to extend out 3.6 metres from an existing single storey rear extension (measuring 3 metres).

The proposed conservatory is considered to be sympathetic to the existing property and the character of the locality due its size, scale and design and use of materials, and would be in keeping with this modern house. It is also considered that the addition of a conservatory would not have a negative affect on the appearance or character of the property

It would not be visible from the front of the house due its location and the screening in place and therefore there are no concerns as to its impact to the existing street scene.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the positioning of the conservatory which is to

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the rear and located 4 metres from the closest boundary with an adjacent property (no.8 Barle Close). There is also good screening in place along the boundaries.

The Tree Officer raises no arboricultural concerns for the trees covered by a Tree Preservation Order on adjacent land to the site.

Environmental Health have advised that the site lies on a formally excavated site and the presence of contaminants in the ground cannot be ruled out. These details have been included as a 'Note to Applicant' so that the applicant is aware of the situation and can act accordingly during the progress of the development.

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

The development complies with the requirements of Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission Eastleigh Borough Local Plan 2011-2029. 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

The proposed rear conservatory is considered to be acceptable in terms of its size, scale and design and would not have a detrimental impact on the character of the property or local area, or harm the residential amenity of neighbouring properties.

This application is recommended for approval.