HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/10/68165

DESCRIPTION	Two storey rear extension with dormer windows & roof light to side elevations & juliet balcony to rear
ADDRESS	151 Satchell Lane Hamble-Le-Rice Southampton SO31 4HP

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

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	
TOPOGRAPHY	
TREES	
BOUNDARY TREATMENT	…m high fence / wall / hedge
SITE CHARACTERISTICS	
CHARACTER OF LOCALITY	

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Strategic/Local Gap Outside/Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Within Site of Ancient Monument

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Site of Archaeological Interest Affects Setting of Listed Building Adjacent/Within Site of Special Scientific Interest Adjacent//Within Local Nature Reserve Adjacent/Within Site of Nature Conservation Interest Listed Building Grade I/II/III OTHER

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Residential Amenity in the Borough of Eastleigh
Supplementary Planning Guidance:Storage and Collection of Domestic Waste & Recyclable Materials
Supplementary Planning Guidance: Biodiversity

CHARACTER APPRAISAL AREA

Chandler's Ford and Hiltingbury Character Area
Hedge End, West End and Botley Character Area
Bursledon, Hamble-le-Rice and Hound Character Area
Eastleigh Character Area
Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

The Aviary Estate Special Policy Area
Campbell Road Special Policy Area
Hiltingbury Special Policy Area
Old Bursledon Special Policy Area
Crowsport Special Policy Area
Bournemouth Road Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPG	-	
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		See below		
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

COMMENT ON REPRESENTATIONS RECEIVED

	None received		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."

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 size and design of the …..is considered to be sympathetic to the existing property and the character of the locality due to…..

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 site is 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

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

CONCLUSION