HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/16/78860

DESCRIPTION	Rear conservatory & side conservatory
ADDRESS	167 Underwood Road Bishopstoke Eastleigh SO50 6GR

SITE VISIT DATE	23/8/16
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	• The application is proposing a side and rear conservatory, the side conservatory will extend 1.6 metres in width, project 5 metres in depth and 3 metres in height • The rear conservatory will project 4 metres in depth, 3 metres in width and 3.1 metres in height
TOPOGRAPHY	• Relatively flat and level
TREES	• No protected trees on site
BOUNDARY TREATMENT	• 1.6 metre tall fence on the boundary with 165 and tall dense trees at the east and south boundary
SITE CHARACTERISTICS	• The application site contains a two storey detached dwelling with a rather generous front garden with parking for 5-6 vehicles • The dwelling has been extended with a brick built porch and two storey side extension • The front garden extends to the side and wraps around to form the rear garden • Stoke Park junior school is to the south of the site and is separated by the schools car park and tall dense trees

THE SITE AND ITS SURROUNDINGS

CHARACTER OF LOCALITY	• Underwood Road is characterised with two storey semi-detached dwellings which are set back significantly from the highway • The footpaths are wide with grass verges and mature trees

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/27950/001/00	Two storey side extension and porch on front	Granted 3/8/1998

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
BST	None received

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within HRA Screening Area, river buffer 400m, SAC, SPA, Ramsar 7000m

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

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy 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 Guidance : Quality Places (2011)
Supplementary Planning Guidance: Residential Parking Standards (2009)
Supplementary Planning Guidance: Bishopstoke, Fair Oak and Horton Heath Character Area SPD (2008)

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area
• Maintain the formal building compositions around route intersections and open spaces.

• Maintain the predominant orientation of ridgelines in existing development relative to the slope.
• Retain the wide grass verges and associated semi-mature broadleaved planting along Underwood Road and West Drive.
• Maintain the importance of the open green spaces at the centre of loops in any new development.
• Maintain a uniformity in building heights within each street.

Owing to the location of the conservatories the above guidance is not pertinent in this case.

SPECIAL POLICY AREA

NA

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

MATERIAL CONSIDERATIONS

Saved 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.

Impact upon the Character and Appearance

The application is proposing a side and rear conservatory; neither of these structure would extend or project the full width or depth of the host dwelling. Owing to the scale, mass as and respectful nature of the proposed conservatories in relation to the host dwelling, the development is considered to be an appropriate form of development which would not result in undue harm to the host dwelling. With regards to the proposed side conservatory, whilst it will be visible from the highway owing to the fence and garden foliage, it would only be the top part i.e the roof which would be visible. Therefore these site circumstances are adequate to ensure there would be minimal harm to the street if any.

Residential Amenity

There are no immediate neighbours to the south of the application site who would be affected by the proposal. The rear conservatory would be sited on the boundary with number 165 where the 45 degree code has been applied to see how the level of daylight would be affected as there is a patio door which serves the lounge. The application of the code has illustrated that there would be an impact to these neighbours which is not considered to be an issue as this door is a secondary source of light as there is a window at the front elevation which serves the lounge thus this is the primary window to this room. Regarding the issue of privacy, no windows are proposed on this elevation and owing to the close proximity a condition will be attached preventing windows at this elevation.

Nature Conservation

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/was not required for this development as it falls inside the designated zone of impact owing to

OTHER MATERIAL CONSIDERATIONS

Reference needs to be made to the submitted Eastleigh Borough Local plan 2011-2029 July 2014. However, very little weight can be given to these policies as, although the Submission Local Plan has not been formally withdrawn, the Council has confirmed that it has decided to prepare a new local plan which will cover the period up to 2036. With regard 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 rear and side conservatories represent a suitably designed householder extension which would not result in undue harm to the host dwelling, streetscene or indeed to the amenity of neighbouring occupiers. The proposal is in accordance with, Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE, Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, policy DM1, (the Submitted Local Plan), Supplementary Planning Guidance : Quality Places (2011).