HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. C/16/77774

DESCRIPTION	Erection of conservatory to rear
ADDRESS	1 Orchards Way West End Southampton SO30 3FB

SITE VISIT DATE	19/01/2016
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of white upvc framed conservatory to rear. 4.90m deep x 4.00m wide x 2.10m high (3.112m high to ridge of skylight). Brickwork to match existing
TOPOGRAPHY	Rear garden slopes gently up towards rear boundary. Orchards Way itself rises up from south to north.
TREES	No trees affected
BOUNDARY TREATMENT	1/3 – 2.0m close board fence near house, then drops to 1.40m high close board fence as land rises. Rear – 2.0m high close board fence and high conifers. 1/west & east cottages – 1.40m high close board fence.
SITE CHARACTERISTICS	White painted end terrace house near the entrance to Orchards Way with a good sized garden which extends to the side and rear of the property.
CHARACTER OF LOCALITY	Orchards Way is a small estate designed by Herbert Collins in the 1930s, one of a number of housing estates designed by him in and around Southampton. Orchards Way is much more rural in appearance compared to the majority of the other Collins estates and is formed by groups of terraces arranged around a 'village green'. While a number of dwellings have been altered, the estate nevertheless retains much of its original simple character.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/24292/001/00	Two storey side extension	PERMIT 20/08/1991
J/15/77474	Prior Notification for the construction of a single storey rear conservatory (depth 5.0m, height to eaves 2.10m, maximum height 3.112m)	RPA 04/11/2015

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	Objection to this application on the grounds of out of keeping within a conservation area
Planning Policy and Design Section (Regeneration and Planning Policy Unit)	No objection This conservatory or orangery will not be conspicuous and will in fact mask some of the external exposed pipework. It should be noted that drawing no 04 is not accurate in that there is insufficient depth shown between the window head and the roof but is more accurate in those of the supplier.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area Within Designated Conservation Area Article 4 Area

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

Eastleigh Borough Local Plan Review (2001-2011), saved Policies 59.BE & 169.LB

Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014, (the Submitted Local Plan) comprising: **Policies DM1, DM10 & DM24**

- 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
Supplementary Planning Guidance: Residential Parking Standards
Orchards Way – West End Conservation Area leaflet 2005

CHARACTER APPRAISAL AREA

n/a

SPECIAL POLICY AREA

NATIONAL PLANNING POLICY GUIDANCE

Paragraph 56 of the National Planning Policy Framework states that "The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people."
It goes on to state in paragraph 137 that, "Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of

NATIONAL PLANNING POLICY GUIDANCE

heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably."

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to the conservation area, residential amenity, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

Noted				

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."

The site also lies within a Conservation Area and Section 71(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:
"In the exercise, with respect to any buildings or other land in the Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

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 size and design of the conservatory is considered to be sympathetic to the existing property and the character of the conservation area.

There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

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

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 not required for this development as it falls outside the designated zone of impact.

The development complies with the requirements of Policy 59.BE & 169.LB.

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

Recommend permission