HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/73468

DESCRIPTION ADDRESS	Retrospective application for retention of: Replacement conservatory, garden wall and decking, garage roof, installation of shed, boiler flue with associated pipework, wooden fence panels & 5 bar wooden gate to driveway entrance & wooden gate onto Swaythling Road Honeypot Cottage 20B The Drive West End Southampton SO30 3AN

SITE VISIT DATE	25/11/2013
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. A listed building application has been granted in Oct 2013 but some of the works required planning permission also which are being considered under this current application.
TOPOGRAPHY	The land levels vary within the site. The eastern part of the site is relatively flat but then the site level drops in the southern and western part of the site. The applicant has erected a large amount of decking to make this area more usable to their needs.
TREES	There are no protected trees on site
BOUNDARY TREATMENT	A mix of hedging and close boarded fencing.
SITE CHARACTERISTICS	Semi detached listed cottage set in the middle of a long plot. Access to the site is from The Drive although the house fronts the main Swaythling Road. Grade II listed building. The listing details are: Mid C19 pair of cottages with a Tudor flavour. Two storeys. Two windows. Hipped roof. Walling in red brickwork, with blue headers in Flemish bond. Stone dressings; hoodmoulds, cusped coupled lights with mullions, quoins, cills. Casements have diamond and lozenge 'leaded' lights. Side elevation contains plain arched door and upper window. Rear outshots in rendered walling.
CHARACTER OF LOCALITY	Residential, characterised by a mix of detached, semi-detached and small rows of terraces.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
L/13/73146	Retrospective Listed Building Consent: Replacement porch, installation of satellite dish, replacement conservatory, garden wall (1.1m) & decking, UPVC cladding to side elevation to first floor window, 3no.	GLB 15/10/2013

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	rooflights, replacement of ground floor windows to rear elevation, garage roof, addition of shed, installation of boiler flue & associated pipework, addition of wooden fence panels (1.8m), 5 bar wooden gate (1.4m) at driveway entrance & onto Swaythling Road, Swap over kitchen and downstairs WC, Replacement of guttering, downpipes & fascia boards	
L/28405	Single storey rear extension.	GLB 24/1985

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
WND	Just to confirm our telephone conversation on 3rd December, this application was not shown on a weekly planning application list and this was not picked up until this week. As you have confirmed that this application contains the exact details as in Listed Building Application L/13/73146, please note that Planning and Highways Committee had no objections to these plans, when they made their decision on 1st October 2013 and therefore, have no objection to the full application.
HPP	It would appear there was a softwood flat roof porch on the side of the house when listed and at least this one has a lead roof. No alteration has been made to the front of the house but there is a satellite dish on the side at the front. Although the plastic cladding and conservatory would not normally be countenanced in this situation they are at least behind the main bulk of the house in what are a pair of very simple cottages enhanced by the window treatment providing the main interest and attraction of the cottages. It would have been better if the satellite dish was to the rear of the original building, clear of the windows and the porch not so brazenly plastic. This would be improved by the addition of vertical painted t and g boarding up to the window cill level as was historically often used in this situation. The gates are quite in keeping, the boiler flue minimal and the associated pipework a bit unfortunate but no big deal. The shed is away from the rear of the house and the garage looks better with a pitched roof than a flat one would. The decking is not right up to the house and covers banking that is underneath. No objection.

POLICY CONTEXT

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

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Revised Draft Eastleigh Borough Local Plan 2011-2029 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – 52, no specific characteristics identified

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, highway matters, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	X	See below		
Other ...				

COMMENT ON REPRESENTATIONS RECEIVED

X	None received		See below		
Other ...					

PLANNING OBLIGATION/CONSIDERATIONS

Not applicable

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

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 guidance is largely reiterated in Policy DM1.

The proposals are considered to comply with these criteria. The elements that require planning permission have been considered below:

c. Replacement conservatory (3m high by 3.2m by 4.7m) The structure is small so does not have any impact on the site or to neighbouring properties. The structure although not constructed of typically sympathetic materials is set behind the main bulk of the house in what are a pair of very simple cottages enhanced by the window treatment providing the main interest and attraction of the cottages.

d. Replace garden wall and decking (1.1m wall and max decking height 0.5m) The wall and decking is set outside the side of the house to create a low maintenance usable area previously made up of uneven and sloping land too steep for use. Although the decked area is significantly higher than the area immediately outside the main house, due to the position of the decking there would be no impact by way of overlooking to neighbouring properties.

h. Replace garage roof (total height of building 3.2m) considered to be sympathetic in size and design and due to positioning, there will be no neighbour impact by way of a visual impact.

i. Install timber shed following demolition of greenhouses and shed (3.25m high by 6.1m by 5.6m) The shed would be sited towards the eastern part of the site. The structure is considered to be sympathetic in size and design and due to its positioning, there will be no neighbour impact by way of a visual impact. The site is considered to retain sufficient garden space to serve the property.

j. Install boiler flue and associated pipework on side elevation of main property. Minimal addition to the property in terms of its resulting visual impact.

k. Install wooden fence panels (1.8m) along the northern and eastern boundaries of the site to provide security from adjoining playing fields and footpath. The fencing is standard in its size and design and would be positioned away from any highway boundary and on this basis is considered to be acceptable.

l. Install 5 bar wooden gate (1.4m) at entrance to site off The Drive and pedestrian entrance off Swaythling Road – low level gates adjoining the highway, no visual impact considered due to height.

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 and Policy DM1.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft 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

Recommend approval.