

P/13/0275/FP

FOREMAN HOMES LTD

ERECTION OF REAR CONSERVATORY

MONTEREY DRIVE - PLOT 10 LOCKS HEATH SOUTHAMPTON SO31 6NW

LOCKS HEATH

AGENT: FOREMAN HOMES LTD

Report By

Emma Marks - Ext 2677

Site Description

This application relates to a recently constructed dwelling on the south side of Monterey Drive which is to the west of Locks Road.

The site lies within the urban area.

Description of Proposal

Planning permission is sought for the erection of a rear conservatory which measures 5 metres in width, 4 metres in depth with a frame height of 2.1 metres.

Policies

The following policies apply to this application:

Approved Fareham Borough Core Strategy

CS17 - High Quality Design

Relevant Planning History

The following planning history is relevant:

<u>P/13/0274/VC</u>	VARIATION OF CONDITION 2 (PLANS IN ACCORDANCE), CONDITION 6 (PARKING), CONDITION 7 (BLOCK UP CAR PORTS) AND CONDITION 8 (MINOR ALTERATION TO BOUNDARY PLOT 10) OF P/10/0290/FP
	APPROVE 25/04/2013
<u>P/10/0390/FP</u>	ERECTION OF TEN DWELLINGS WITH VEHICULAR ACCESS FROM MONTEREY DRIVE
	REFUSE 13/09/2010

Representations

One letter of representation has been received objecting on the following grounds:-

- i) There is a mature tree within the garden and the shade from this tree will reduce the light into the conservatory, therefore at some stage the request will come to cut down the tree;
- ii) The conservatory will require some foundations and this will upset the roots of the tree;
- iii) Object to any further building either on these houses or in the vicinity that further impacts the local fauna and flora.

Consultations

Director of Planning & Environment(Arboriculture) :- No objection subject to conditions

Planning Considerations - Key Issues

The application property has the benefit of a large plot. The property footprint is 'L' shaped. The proposed conservatory would infill at the rear of the property, not extending towards the rear boundary any further than the existing property.

Concern has been raised regarding a mature tree within the rear garden of the property and possible shading from this tree. Officers have assessed the situation on site. The tree is situated to the north west of the proposed conservatory, sited outside of the garden boundary. Although the tree has a large canopy it would not overhang the footprint of the conservatory. If the occupier were to submit an application in the future for consent to carry out works to the tree, this would be considered on its merits at that time.

The Council's Principal Tree Officer has been consulted and raises no objection to the proposal subject to planning conditions relating to the submission of a tree protection method statement, details of the tree protection areas and a protection plan before work commences on site.

The application is considered to be acceptable and is recommended subject to the imposition of conditions.

Reasons For Granting Permission

The development is acceptable taking into account the policies of the Local Plan as set out in this report. The proposal is not considered likely to result in an impact on the amenity of adjoining occupiers and the character of the area. There are no other material considerations that are judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should therefore be granted.

Recommendation

Permission - tree protection method statement, details of the tree protection areas and a protection plan

FAREHAM BOROUGH COUNCIL



Plot10 Monterey Drive
1:1250

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