HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70710

DESCRIPTION	Conversion of integral garage to provide habitable accommodation
ADDRESS	421 Fair Oak Road Fair Oak Eastleigh SO50 7AE

SITE VISIT DATE	07/06/12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above
TOPOGRAPHY	Land slopes from West to East
TREES	None affected
BOUNDARY TREATMENT	Open frontage with 1.8m side fencing
SITE CHARACTERISTICS	Semi detached development with integral garage located to the south of the main Fair Oak Road
CHARACTER OF LOCALITY	Residential

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/31150/003	ERECTION OF 1 PAIR OF SEMI DETACHED 2 STOREY DWELLINGS WITH ACCESS FROM FAIR OAK ROAD, FOLLOWING DEMOLITION OF EXISTING BUILDING	PER 2001

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
OAK	No objection

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

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

DEVELOPMENT PLAN POLICIES

Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area

SPECIAL POLICY AREA

N/A

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

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, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None received	x	See below		
Other …				

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."

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Requirement for a planning application

Under the Town and Country Planning Act, a planning application is required as condition 4 of the original planning permission Z/31150/003 states:

'The garages, hereby permitted, shall not be converted to living accommodation without the written permission of the Local Planning Authority. Reason: In order to provide adequate on-site car parking.'

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.

In terms of size and design, the proposal will not materially alter the shape or form of the original dwellinghouse, as such no concerns are raised. The main issue is the impact of the conversion on car parking as alluded to in the wording of the condition. As such this will be addressed.

There are no parking concerns as the site has ample on site car parking on the driveway, which could accommodate the 2 parking spaces required for this 3 bedroom property.

As such the development is considered acceptable and complies with the requirements of saved Policy 59.BE.

OTHER MATERIAL CONSIDERATIONS

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

CONCLUSION

Recommend Approval