HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/11/70072

DESCRIPTION	Retrospective: Retention of detached garage & kennel in rear garden
ADDRESS	30 Hound Road Netley Abbey Southampton SO31 5FX

SITE VISIT DATE	8/12/11
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	As above. The garage has a pitched roof and measures 3.3m(w) by 6m(d) by 3.7m(h). This is attached to a flat roof kennel measuring 5m(w) by 3m(w) by 2.4m(h). The structure forms an L shape and is positioned adjacent to the north east boundary.
TOPOGRAPHY	Relatively flat
TREES	None affected
BOUNDARY TREATMENT	2m high close boarded fence
SITE CHARACTERISTICS	Detached house with a large rear garden.
CHARACTER OF LOCALITY	Residential area.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Parish Council	No objection, but the council has concerns about the possibility of future over-development.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Document: Quality Places

CHARACTER APPRAISAL AREA

Not within Bursledon, Hamble-le-Rice and Hound Character Area

SPECIAL POLICY AREA

None

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

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, trees, street scene and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
The LPA must determine the current application, rather than possible future development.				

COMMENT ON REPRESENTATIONS RECEIVED

X	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

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 outbuilding is typical of those found in residential properties. The outbuilding fits comfortably into the large rear garden without resulting in an overdevelopment of the plot. It is located at the back of the property and so can not be viewed from Hound Road.

The garages pitched roof is approx 1m higher than that allowable under permitted development. However, as it is located at the very end of a long garden it is not considered to be visually intrusive, or block light, from the neighbouring properties. The outbuilding has no windows and will not result in any overlooking. The kennel is of a limited size and will accommodate the owners dogs. A condition will be used to ensure that the kennel is not used for commercial premises.

The development complies with the requirements of 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 legislative background.

CONCLUSION

Recommend Permit