HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71837

DESCRIPTION	Attached single garage to side
ADDRESS	Park Lane Kanes Hill Southampton SO19 6AH

SITE VISIT DATE	03/01/2013
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single garage attached to side of house. 3.15m wide x 6.74m long. Mono pitch roof 2.325m high at eaves rising to 3.80m high adjacent to house.
TOPOGRAPHY	Level in area of proposed garage
TREES	None affected
BOUNDARY TREATMENT	Side boundary to 'Mayfair' – 1.50m high close board fence with conifer screening. 'Park Lane' is in an elevated position above 'Mayfair'. Rear boundary – 1.80m high close board fence and conifers. Front boundary – Large driveway entrance.
SITE CHARACTERISTICS	Large semi detached villa style house, previously extended to rear. Rear garden has a gazebo and summerhouse, an existing shed will be removed to build proposed garage. Houses step down hill from NW to SE.
CHARACTER OF LOCALITY	Residential, predominantly detached houses fronting Kanes Hill Road.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
25043/001	CONSTRUCTION OF FIRST FLOOR REAR EXTENSION	Permit 22/11/1999
25043/002	CONSTRUCTION OF SINGLE STOREY REAR EXTENSION	Permit 29/08/2002
F/05/54334	Construction of first floor rear extension	Permit 10/08/2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
none	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	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
Pre submission Eastleigh Borough Local Plan 2011-2029
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area

SPECIAL POLICY AREA

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

None				

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."

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 attached garage is considered to be sympathetic to the existing property and the character of the locality.

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.

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/or legislative background.

CONCLUSION

Recommend