HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71560

DESCRIPTION	Resurfacing of existing driveway, replacement gates and car port and extension to rear patio with retaining walls, ramp and steps
ADDRESS	220 Leigh Road Chandler's Ford Eastleigh SO53 3AY

SITE VISIT DATE	20/12/12 and visit to neighbour 28/1/13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Retrospective application for above works.
TOPOGRAPHY	Slopes down from front to back.
TREES	None affected by this application.
BOUNDARY TREATMENT	Part of application.
SITE CHARACTERISTICS	Single storey dwelling fronting onto Leigh Road. Parking on frontage, sizeable rear garden area.
CHARACTER OF LOCALITY	Residential area with a wide range of property types, fronting onto the busy Leigh Road. Off-road parking to all properties, and a wide range of development in association with the dwellings. Very varied street scene.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/07592/002/00	SINGLE STORY REAR EXTENSION	12/06/2000 Per
Z/07592/003/00	SINGLE STOREY REAR EXTENSION	19/09/2000 Per

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No comments received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
CFD	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 DM1
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

n/a

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		See below	x	
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

Principle – The development site falls within the built urban edge and an established residential area. The principle of development is therefore established, subject to the nature, scale and design of the works complying with the relevant local planning policy and guidance.

In this case, the relevant local plan policy is 59.BE of the Local Plan which 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.

Given that the works have already been carried out and the planning application is therefore retrospective, an assessment needs to be made as to whether the works have resulted in significant harm which would require the application to be refused and enforcement action to be taken against the occupiers.

Highway Matters – There has been no loss of parking space as a result of these works, which have made it easier to utilise the available space. Whilst the plans do not provide information regarding the drainage for the hard-standings, having inspected the frontage parking area after a sustained period of rain, there does not appear to be a significant amount of water pooling on it, which suggests it has adequate drainage.

Street Scene and Character – Leigh Road has a very varied street scene with a wide range of single and two-storey dwellings, all with off-road parking, the majority of which accommodated on frontage hard-standings. Whilst the choice of boundary treatment and paving at the front does create a hard environment which would benefit from some planting to soften it, this type of arrangement is seen elsewhere in Leigh Road and is not out-of-character.

The majority of the works have been carried out to the rear of the property which is not visible from the public realm and has limited impact on the neighbouring properties. The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

Residential Amenity – The wall to the patio area is higher than the fence to no. 118 Leigh Rd, and because of the changes in levels, this is more noticeable. However the development is not considered to have a significant impact on the amenity of the neighbouring properties.

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

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Recommend retrospective planning permission.