HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70728

DESCRIPTION	Replacement of part of existing area of landscaping with hard standing to allow further off road parking
ADDRESS	8 Horne Close West End Southampton SO18 3AE

SITE VISIT DATE	30.4.2012
ARE PLANS ACCURATE?	yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is for the removal of part of a soft landscaping area and replacement with hard standing to form an additional parking space to the front of the property. The area in question is show as landscaped within an approved landscaped scheme attached to permissions noted within the history section below.
TOPOGRAPHY	There is a slight drop in levels between the access road and the front of the properties. The section of hard standing between the road and the front door is marginally raised to reduce the level change between the road and front door.
TREES	n/a
BOUNDARY TREATMENT	Open plan to front of housing development
SITE CHARACTERISTICS	Three storey semi detached property with second floor located in roof. Hard standing to the front of the property for one parking space and access to front door. Remaining part of land to front of house is large planting bed which also extends in front of no. 9 Horne Close.
CHARACTER OF LOCALITY	House forms part of relatively new housing development with open plan form to front of properties. Planting beds and areas of landscaping are located elsewhere within this small housing development.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
O/06/56691	Outline: Construction of 13No. 3 bed dwellings with associated access and parking following demolition of existing residential care home. Condition 12 requires the submission of a landscape scheme and trees or plants identified within that scheme which subsequently die or are removed are required to be replanted within the next planting season.	Granted 24/07/2006

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
R/09/65040	Reserved matters: Construction of 13no. 3 bed dwellings with associated car parking and landscaping (matters for consideration are design, external appearance and landscaping). Condition 4 requires the submission of a landscape maintenance plan and planting scheme for private and communal areas to include details for ten years from the sate of first planting.	Granted 27/07/2009

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
WND	No objection
ENG	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
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area 56. 1970's/1980's/1990's terraced/detached development on multi headed cul de sacs to the north west of West End

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, trees, street scene and character of the area

COMMENT ON CONSULTATION RESPONSES

COMMENT ON CONSULTATION RESPONSES

None received		See below		
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

	None received		See below		
n/a					

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 application is submitted because it proposes the removal of the landscaped area which is required as part of an overall landscaping scheme for the overall development of housing within the cul de sac. This impact of the loss of the planting area is discussed below.

The proposed extension to the hard standing area would allow an additional parking space to the front of the property. The scheme would retain part of the planting bed and it is considered that the loss of soft landscaping and replacement with hard standing would not appear harmful to the street scene or to the overall landscaping concept of the small housing estate where areas of soft landscaping remain within the site and around the site.

The proposed development is not considered harmful to the residential amenities of the neighbouring properties an as such the development is considered acceptable in this respect.

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

The recommendation is to permit