HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70951

DESCRIPTION	Insertion of 1no. front dormer window & construction of 1no. parking bay with retaining wall to front
ADDRESS	51 Satchell Lane Hamble-Le-Rice Southampton SO31 4HZ

SITE VISIT DATE	9/7/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application is to excavate part of the front garden area adjacent to the road so that it is level with the road. The finished ground level within this excavated area will slightly rise in level to allow for additional visibility. The area of land excavated will be immediately adjacent to the road and will be 3m in width and 6m deep and surrounded by a retaining wall. The existing steps will remain in situ. The proposal will also include a front elevation dormer window to an existing bedroom. The dormer will have a hipped roof.
TOPOGRAPHY	The site is located mid terrace and the terrace and front garden areas sit approximately 1.1m above the ground level of the road.
TREES	n/a
BOUNDARY TREATMENT	A front boundary wall of approximately 1.2m forms the retaining wall to the front garden area of the application property.
SITE CHARACTERISTICS	The site comprises a two storey mid terrace property
CHARACTER OF LOCALITY	The area is characterised predominantly by terraced, semi detached and detached two storey residential properties.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
HAM	The Council resolved to leave the decision to the Officers.
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, 102.T
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bursledon, Hamble-le-Rice and Hound Character Area 32: Strength of character – moderate – Victorian to present day cottages/villas/bungalows

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

None received		See below	x	
No comment				

COMMENT ON REPRESENTATIONS RECEIVED

x	None received		See below		

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.

Policy 102.T of the Local Plan permits new or improved access points provided it does not harmfully affect highway safety or have adverse environmental implications.

The site including its front garden being located at 1.1m above the ground level of the road is such that no parking is capable on site at present. Street parking is available in front of the property on the road. The excavation of part of the front garden area adjacent to the road will allow the off road parking. A retention wall around to parking area is provided to support the higher ground level of the gardens adjacent. Nos. 57 and 59 have a similar off road parking area within their front garden areas however there does not appear to be any planning approval for this work. The terrace positively contributes to the area in that its design and architecture is to a good standard and largely remains intact. Part of the character of the terrace is that it is set at a higher ground level than the road however the proposed works will retain the house and the majority of the front garden at its existing level and as such the overall character of the house and terrace are not compromised in this respect.

The front dormer window is of a suitable size in respect of the size of the roof on which it is located and is considered to be sympathetic to the existing property, the terrace and the character of the locality in this respect.

Both the front dormer window and the provision of the parking space would have no harmful impact upon the residential amenities of neighbouring properties.

The parking space will result in the loss of one shared street parking space but will create one off street parking space and the ability for the applicant to park in front of that space on the road. The finished ground level of the excavation area will slightly rise in level towards the house to allow for additional visibility. As such the highway officer has no objection to the proposal.

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

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The recommendation is to permit.