HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71018

DESCRIPTION	Construction of new shed, following demolition of 2no. existing sheds
ADDRESS	141 Grange Park Mobile Homes Shamblehurst Lane South Hedge End Southampton SO30 2AT

SITE VISIT DATE	21/09/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of a new shed following the demolition of two existing sheds in the same location. Shed will measure 5m x 2.5m, with a flat roof, the overall height of which will be of 2.6m.
TOPOGRAPHY	Mainly level site.
TREES	None affected.
BOUNDARY TREATMENT	1.8m high close boarded fence along rear boundary, lower fencing on side boundaries with adjacent plots. Existing sheds on eastern boundary adjacent to plot 140.
SITE CHARACTERISTICS	Established mobile homes site in the Wildern area of Hedge End to the north of the centre of Hedge End village. Plot 141 towards the middle of the site in a cul de sac alongside 7 other mobile homes. Mobile home set slightly back from the road with a driveway alongside the home and an area of garden to the side and rear. The existing two sheds are on the eastern boundary in the rear garden.
CHARACTER OF LOCALITY	Residential area within the urban edge.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
No recent history.		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None received.	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	No objection.

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
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

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 67

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, 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 and DM1 of the Pre Submission Eastleigh Borough 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.

This is an established mobile home site located in the Wildern area of Hedge End off of Shamblehurst Lane South. No. 141 Grange Park Mobile Home is situated towards the middle of the site.

It is proposed to erect a block built shed to replace the two existing timber sheds. The shed will be in the same location as the existing, along the eastern boundary abutting the fence line with Plot No. 140. The shed is considered to be sympathetic to the existing property and the character of the locality due to its size, scale, positioning and design.

It is considered that there would not be any additional unacceptable impact to the neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking as the replacement shed will be in the same location as the existing and the design shows a flat roof with a maximum height of 2.6m.

The site is still 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 of the Local Plan and DM1 of the Pre Submission Local Plan.

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 proposed shed is considered to be appropriate in its size, scale and design and would not have a detrimental impact on the amenity of neighbouring properties or the character of the area.

This application is recommended for approval.

REF. NO. «AltRef»