REF. NO. R/14/74467

PLANNING APPLICATION REPORT

DESCRIPTION/ ADDRESS	-	Application for reserved matters pursuant to outline permission O/12/71722 for the erection of replacement dwelling 117 Hursley Road Chandler's Ford Eastleigh SO53 1JD

SITE VISIT DATE – 19/06/2014

ARE PLANS ACCURATE? - Yes

HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED? - Yes

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION	As above, to deal with reserved matters of landscape and appearance.
SITE AREA	625.5 sq metres
RESIDENTIAL DEVELOPMENT DENSITY (NET)	n/a
TOPOGRAPHY	The site itself is relatively flat and level but the general topography in the immediate area slopes down in a easterly direction, there being a difference of approximately two metres between the front Hursley Road boundary and the rear boundary with No.52 Valley Road.
TREES	The site is a little overgrown and does have a number of trees around its edge, three of which subject to preservation orders; an Oak near the north-west corner and two Cypress near to the pedestrian and vehicular access onto Valley Road.
BOUNDARY TREATMENT	Mix of planting and tree screening along side boundaries
SITE CHARACTERISTICS	Corner plot previously occupied by a small 1950s bungalow in a poor state of repair and positioned towards the eastern end of the site together with a small detached single garage. There are also a number of sheds and a timber lean-to conservatory, again all in a poor state of repair. All structures, aside from the single garage which is to be refurbished, have been demolished and the site cleared. The majority of the boundary screening has been retained.
CHARACTER OF LOCALITY	The surrounding area is residential in nature and made up of mainly detached and semi-detached single and two storey dwellings of varying ages and styles.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
O/12/71722	Outline: Erection of replacement dwelling (access, layout and scale to be considered) following demolition of existing bungalow	07/02/2013, permit

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REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
	No representations received

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Engineers	Consulted separately in relation to discharge of conditions for the outline application, O/12/71722

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Built-up Area Boundary Within Established Residential Area

DEVELOPMENT PLAN SAVED POLICIES, EMERGING LOCAL PLAN POLICIES AND SPD'S

Eastleigh Borough Local Plan Review (2001-2011): 59.BE
Pre-submission Eastleigh Borough Local Plan 2011-2029: DM1
Supplementary Planning Document: Quality Places

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework

POLICY COMMENTARY

The above policies and guidance combine to form the criteria against which this application will be assessed with particular regard to street scene and character, and residential amenity.

COMMENT ON CONSULTATION RESPONSES

n/a

COMMENT ON REPRESENTATIONS RECEIVED

n/a

PLANNING OBLIGATION/CONSIDERATIONS

n/a

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."

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Principle:

The principle in relation to the erection of a detached two storey dwelling on this plot has been established with the granting of outline consent in 2012, O/12/71722, which considered access, layout and scale.

The matters for consideration with this reserved matters application are landscaping and appearance. In considering these issues, the relevant Local Plan policy is 59.BE, 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.

Street Scene and Character:

The proposed dwelling has been designed to have a more contemporary appearance through the use of render and cladding. There is a mixed street scene with a range of dwelling design and materials. It is considered there is sufficient variation within the locality to accommodate the proposed design and it should contribute to the mixed character.

Landscaping:

Given this proposal is for a single dwelling, it is likely the future residents will wish to add to their garden. The majority of the mature boundary planting is to be retained, and some additional shrub planting close to the refurbished garage. Permeable paving has been proposed for the parking area, which is seen in a number of properties in the locality and the majority of the amenity space is to be laid as amenity grass, as is typical for a residential property.

The boundary treatment will comprise existing wall/fencing in areas and will include a close boarded fence, between 0.9-1.8m in height, hidden along Hursley Rd by the existing tree screening and softened by the existing planting along Valley Rd.

It is considered the proposed landscaping is appropriate for a property of this nature.

Nature Conservation

The proposal is not considered to result in a likely significant impact on a European Protected site (SPA,SAC or Ramsar). HRA (Habitat Regulations Assessment) screening was not required for this development as it falls outside the designated zone of impact.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Revised Draft Eastleigh Borough Local Plan 2011-2029. While not yet adopted it does carry weight by virtue of being intended as the current local plan's replacement. With regards to this application, the new policies essentially echo those of the current plan and are not considered to affect the recommendation put forward.

CONCLUSIONS

Recommend approval for reserved matters of landscaping and appearance.

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