HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/14/74816

DESCRIPTION	Detached outbuilding
ADDRESS	103 Pitmore Road Eastleigh SO50 4LS

SITE VISIT DATE	8.9.14
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Single storey detached outbuilding
TOPOGRAPHY	Slight level changes
TREES	There are no trees on site that would be affected by this proposal
BOUNDARY TREATMENT	The boundary treatment consists of painted corrugated fence panels which range in height from 1.5-1.8m in height
SITE CHARACTERISTICS	The site contains a detached bungalow. At the front elevation there is hardstanding sufficient for three vehicles. At the rear there is a fairly long garden which backs onto open space
CHARACTER OF LOCALITY	Pitmore Road has a real varying degree of property types.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/14/74346	Erection of two storey outbuilding	Refused
Z/04512/006/00	Rear conservatory	Granted 6/1/2004
Z/04512/003/00	First floor rear extension	Granted 5/9/2000
Z/04512/004/00	Provision of side and front facing dormer windows	Granted 27/5/2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Allrook Parish Council	No comments received.

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE

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Within Built-up Area Boundary Within Established Residential Area Sharp Sand and Gravel resource Mineral Safeguarding Area - Soft sand

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

Eastleigh Borough Local Plan Review (2001-2011), saved policy 59.BE
Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014**,** (the Submitted Local Plan) comprising:

- Revised Pre-submission Eastleigh Borough Local Plan 2011 - 2029, published February 2014; and
- Schedule of Proposed Minor Changes, submitted to the Secretary of State in July 2014'
- Policy DM1

Supplementary Planning Guidance : Quality Places

CHARACTER APPRAISAL AREA

Eastleigh Character Area

SPECIAL POLICY AREA

Not within a Special Policy Area

NATIONAL PLANNING POLICY GUIDANCE

National Planning Policy Framework highlights that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people" (para 56) and goes on to state that decisions should aim to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development (para 58).

POLICY COMMENTARY

The above policies and guidance 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 received	x	See below		
None				

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
None				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to the scale or form of development proposed.

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

Saved Policy 59.BE of the Local Plan and emerging Policy DM1 of the Amended Draft Eastleigh Borough Local Plan both require 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.

Principle: The application site lies within the urban edge and within an established residential area where the principle of development is acceptable, with any formal approval being dependant on the details and impacts of the proposal being considered acceptable, as set out below.

Layout/Design: The size of the outbuilding has been reduced in height to 2.9m at its highest (2.7 next to the boundary onto the adjacent fields) and therefore does have a single storey appearance and although not complete has been painted green to help in assimilate into its surroundings.

Residential Amenity: There would not be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking due to the siting of the existing property and the appropriate size and design of the proposed development. Adequate garden foliage also protects the development from any adverse impact on neighbouring properties.

Street Scene/Character Area: The proposed development is isolated to the rear of the property where it will not be visible from the street. The proposal is therefore not considered to have a detrimental impact on the street scene. It is however highly visible from the grazing fields beyond the site. The structure, having been reduced in height and painted green it is now also not considered to have an impact on the wider character of the area.

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/inside the designated zone of impact.

Other Matters: The site is considered to retain a good sized garden therefore the proposals are not considered to result in the overdevelopment of the plot.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the Submitted Eastleigh Borough Local Plan 2011 - 2029, July 2014. 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.

CONCLUSION

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In view of the above this application is considered to comply with the requirements of saved Policy 59.BE and emerging Policy DM1 and is therefore recommended for approval subject to conditions.