HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71449

DESCRIPTION	Construction of detached shed in garden
ADDRESS	22 Grange Road, Hedge End, Southampton, SO30 2FB

SITE VISIT DATE	23/10/2012
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a detached outbuilding / shed measuring 8.6m in width and 5.2m in length. The building will be 3m in height at the rear and 2.5m at the front, will be cedar clad with two sets of double doors in the front elevation and will have a tin-roof containing 3no. roof lights. The building will contain a toilet and is to be used for storage purposes.
TOPOGRAPHY	The site as a whole slopes from south-west to north-east but is relatively level in the area in which the proposed building will be sited.
TREES	There are no trees within the vicinity of the proposed development.
BOUNDARY TREATMENT	1.8m high close-boarded fencing.
SITE CHARACTERISTICS	The application property is a modern two-storey detached dwellinghouse set on a relatively large plot of 0.07ha. The dwelling has a gated entrance and paved driveway to the front with a long turfed garden area approximately 35m in length to the rear. The property also has an as yet unimplemented extant planning permission for the erection of a single storey rear extension (F/11/68883).
CHARACTER OF LOCALITY	The property is situated in an established residential area and falls within the HEWEB 38 Character Area. To the north, there is a dense area of woodland which the application site backs directly onto. The neighbouring property immediately to the east has a large detached outbuilding at the rear of the plot which is currently used as a cattery.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/04/51261	Construction of detached two storey dwelling with rear balcony and alterations to existing access following demolition of existing dwelling	PERMIT – 30/07/2004
F/11/68883	Single storey rear extension	PERMIT – 14/06/2011

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	18/10/2012 – Objection on the grounds of overdevelopment for a shed and wished to question to the usage to which it would be put.

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) Saved Policy 59.BE
Pre-Submission Eastleigh Borough Local Plan 2011-2029 – Policy DM1
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 38

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 and character of the area.

COMMENT ON CONSULTATION RESPONSES

None received		See below	X	
Other …				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application

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

Development Plan Policies:

Eastleigh Borough Local Plan Review (2001-2011):

Saved 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.

Pre-Submission Eastleigh Borough Local Plan (2011-2029):

Whilst the Eastleigh Borough Local Plan Review (2001-2011) remains the adopted development plan for the purposes of the determination of the planning application, a revised Local Plan which will replace this document has been formulated and is now at pre-submission consultation stage; whilst this document and the policies contained within it can have only limited weight due to the unadopted status of the Plan, it is still considered that it is a material consideration in the determination of this application. The relevant policies to this application are:

Policy DM1 (General criteria for new development) which is a replacement for the aforementioned Saved Policy 59.BE of the current Local Plan and essentially replicates its requirements in relation to developments of the nature proposed as part of this planning application.

Assessment of Proposal:

The application seeks approval for the erection of a detached outbuilding measuring 8.6m in width and 5.2m in depth. The building will have a height of 3m at the rear and 2.5m at the front and will be situated at the north-eastern end of the application property's rear garden.

In terms of its siting and design, the proposed outbuilding is considered to be acceptable and will be sympathetic to the application property in replicating the cedar cladding present on the front elevation of the dwelling as well as the materials that are proposed to be used for the single storey rear extension permitted under application number F/11/68883. It is acknowledged that the building is quite large in scale having a floor area of 44.72 sqm and that Hedge End Town Council have objected to the proposals on the basis of it being overdevelopment for a structure of this nature. However, it should be noted that the applicant could construct a similar building of the same footprint under Permitted Development and whilst such a structure would be limited to 2.5m in maximum height as opposed to the 3 metres of the building the subject of this application, it is not considered that the additional half a metre will have such a detrimental impact to justify the refusal of the application on these grounds. The site is also considered to retain a good sized garden and therefore the proposals are not considered to result in the overdevelopment of the plot.

The Town Council have also questioned the use to which the building will be put and it is acknowledged that upon visiting the site there was a small number of building materials stored in the area in which the proposed structure is to be sited. However, the applicant has confirmed that

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

the building is to be used only for the storage of general household items and garden equipment / tools and given that there is no vehicular access to the rear garden, I am satisfied that the building will be used for a purpose ancillary to the existing dwellinghouse. A condition will, however, be imposed on the planning consent restricting the use of the building to this effect.

Due to the siting of the proposed building, it is not considered that there will be an unacceptable impact to neighbouring properties by way of a loss of light, outlook, overbearing impact or overlooking.

Overall, for the reasons as set out above, the development is considered to comply with the requirements of Saved Policy 59.BE of the Eastleigh Borough Local Plan Review (2001-2011) and Policies DM1 of the Pre-Submission Eastleigh Borough Local Plan 2011-2029.

OTHER MATERIAL CONSIDERATIONS

It is considered that there is/are no other/other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSION

The application is recommended for approval subject to conditions.