HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/70251

DESCRIPTION	Erection of detached double garage at rear
ADDRESS	Swanleigh 13 West Horton Lane Bishopstoke Eastleigh SO50 8LS

SITE VISIT DATE	27.2.12
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Erection of detached double garage measuring 6m(w) by 7m(d) by 4.8m(h) within the rear garden. The garage will have a pitched roof, double doors to the front NW elevation and two windows and a door within the south west elevation.
TOPOGRAPHY	The site is flat and level however the properties to the east are on much higher ground and there appears to have been some ground clearance to level out the eastern boundary of the site.
TREES	There are no trees within or immediately adjacent to the site that will be affected by the proposed development.
BOUNDARY TREATMENT	The boundaries consist of a mixture of close boarded fencing, picket fencing, retaining walls, and wire fencing of heights varying from 1.5m to 2+m.
SITE CHARACTERISTICS	Modest detached bungalow that sits centrally on the plot with a large wrap around garden. The property has an attached garage to the side and a large detached garden store to the far south east corner of the site.
CHARACTER OF LOCALITY	Residential area consisting of mainly detached bungalows and converted chalet bungalows. The properties to the east of Horton Lane are set on large plots many of which have detached garages and stores to the side or within the rear garden.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
None		

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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Bishopstoke Parish Council	No objection
Head of Transportation & Engineering	No objection in principle. There is ample frontage parking to locate the vehicles, without even considering the garage. Southern Water should be consulted on this proposal thegarage appears to be in close proximity to the foul sewer running through back garden. The application refers to drainage from roof being to soakaway, special attention will need to be given as the ground in this area is not believed to be very suitable for soakaways.
Southern Water	The proposed development may be located over/adjacent to a public sewer. The developers must determine the exact location of the sewer and alter the layout of as appropriate. It might be possible to divert the sewer so long as this would not result in no unacceptable loss of hydraulic capacity, and the work is carried out at the developers expense and to the satisfaction of Southern Water. If permission is granted a condition to protect the drainage apparatus is requested.

POLICY CONTEXT

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

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) 59.BE
Supplementary Planning Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Bishopstoke, Fair Oak and Horton Heath Character Area – BiFOHH 13

SPECIAL POLICY AREA

Not within a Special Policy Area

PLANNING POLICY GUIDANCE / STATEMENT

PPS	-	1 Delivering Sustainable Development

POLICY COMMENTARY

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

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	

COMMENT ON CONSULTATION RESPONSES

Drainage to be addressed below

COMMENT ON REPRESENTATIONS RECEIVED

None received	x	See below		
N/A				

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

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.

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.

Size/Design/Siting: The size and design of the proposed garage is considered to be appropriate for the size of the plot and the proposed use. In isolation the garage is reasonably high at 4.8m and has a large footprint of 41sqm. This will accommodate two cars as well as provide a store to the back half of the garage which is not unreasonable or unacceptable given the size of the plot and the host property.

The garage is proposed to be sited to the rear eastern corner of the site on the boundary with No.9. There is no direct access to the garage owing to the existing garage. Given the size of the proposed garage, the size of the existing shed/store to the south eastern corner of the site, and that the existing garage is not proposed to be demolished a condition is recommended to ensure that the new garage is used ancillary to the main house and is not used as a separate unit of accommodation or for any business/commercial or industrial use.

Residential Amenity: As mentioned the proposed garage is to be sited on the boundary with No.9. who have a relatively deep rear projecting extension. The garage will come within approximately 5m of this extension, which has a rear facing window. The garage at a height of 4.8m will inevitably lead to some visual impact in terms of loss of outlook from this neighbouring property however given the open nature of the area, the low level boundary treatments between properties, and the location of the garage, and that no objections have been received from No.9

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

this is not considered to be so detrimental as to warrant refusing the application.

There is not considered to be any other unacceptable impacts to neighbouring properties by way of a loss of light, overbearing impact, or overlooking.

Street Scene/Character of the Area: The proposal is not considered to have a detrimental impact on the street scene or the wider character of the area due as development is isolated to the rear of the property and screened from view by the existing garage.

Drainage: The plans indicate that a soakaway will be used for drainage from the roof however our Engineers have indicated that the land may not be appropriate for this sort of drainage. A condition has therefore been added to ensure details are submitted and approved. Due to the close proximity of the proposal to a public sewer several notes to applicant have been added to ensure that adequate building regs and Southern Water approvals are sought.

Parking: The size of the proposed garage conforms with the Residential Parking Standards SPD. At present there are no plans to demolish the existing garage and the site is more than capable of providing the required parking spaces therefore the proposal is considered to comply with parking standards.

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

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 development is considered to comply with the requirements of Saved policy 59.BE and therefore this application is recommended for approval subject to conditions.