HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/13/72169

DESCRIPTION	Conversion of garage to habitable room and provision of 2no. Parking spaces at front
ADDRESS	87 Stranding Street Eastleigh SO50 5GR

SITE VISIT DATE	4.4.13
ARE PLANS ACCURATE?	Yes
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	Conversion of garage to habitable room and provision of 2no. Parking spaces at front.
TOPOGRAPHY	Flat level site.
TREES	No trees are present on the site.
BOUNDARY TREATMENT	Open frontage onto the street.
SITE CHARACTERISTICS	End of terraced town house with integral garage on the ground floor and paved parking to the front of the property for one car. Garden to rear.
CHARACTER OF LOCALITY	Pirelli Estate – Residential area of mixed types and designs of housing. – This particular section of Stranding Street consists of several blocks of terraced town houses with integral garages and paved parking spaces to the front of the property. All properties have the same appearance with no garage conversions being apparent. Parking is very prevalent in the area and dominates the street scene.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
F/12/71808	Conversion of integral garage to habitable room.	Refused due to lack of info on parking
Z/04771/121	Condition 21 removed PD rights for garage conversions.	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
Head of Transportation & Engineering	No objection subject to conditions being applied. In line with the EBC Parking Standards, a minimum of 2 vehicle parking

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	spaces on-site should be provided, and these have been shown on plans provided. However, as noted by the appicant, there is a lamp column obstructing one of the parking spaces and this must be repositioned before works commences to ensure parkin can actually be accomodated. Additionally, it may be an incorrect observation, but there looks to be the potential to be splitting the dwelling into essentially a 1 bed flat on the ground floor, with a 3 bed maisonette on the first and second floors. This would not be welcomed as it would increase the parking requirements beyond the capability of the site. As such I would request Conditions E04 (parking to include the lamp column relocation) and C04 (unit sub-division) are appleied. No DC's are required
Head of Environmental Health	No comments received in relation to this application but on the previous they commented: “The site may be subject to ground contamination due to its former industrial use. Condition recommended that the conversion needs to be undertaken in such a way so as to not damage the protection measures already installed”.

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 Guidance : Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Eastleigh Character Area – ELAC 36

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, highway matters, street scene and character

POLICY COMMENTARY

of the area

COMMENT ON CONSULTATION RESPONSES

None received		See below	x	
A note to applicant regarding contamination remediation work has been added. Engineers comments noted and addressed below.				

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 Pre-submission 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.

The proposal would usually fall under Permitted Development Rights however properties on the Pirelli development have had these rights removed hence consideration of this application.

Parking – The permitted development rights which would usually allow conversion of integral garages into additional living accommodation were removed from this development as part of its original planning approval. The reason for this is that the development was approved with limited parking provision, due to its proximity to the town centre. However, since built there have been numerous parking issues throughout the development which demonstrates that the parking provision may well be insufficient.

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

That being the case the loss any further parking would only exacerbate existing problems, and the conversion of the garage as proposed is not therefore considered to be acceptable. The plans show the provision of a replacement space to the front of the dwelling, in addition to the existing space on the driveway however this can only be provided with the removal or repositioning of a lamp post which sits outside the property. The proposal therefore makes provision for 2 parking spaces for a three bed property which meets parking standards however a condition is imposed to ensure the lamp post is moved and the additional space provided.

Residential Amenity – The conversion is internal and is therefore not considered to have any detrimental impact on the amenities of neighboring properties in terms of overbearing impact or loss of light/outlook.

Street Scene & Area Character – As a result of the limited parking provision many areas of planting that are within private ownership have been converted into additional parking areas. This has resulted in the overall development having a rather harsh and hard appearance. The proposed conversion of the garage and need to provide replacement parking would result in further loss of green areas to the further detriment of the general appearance and character of the surrounding area. However, while this is a concern it is not considered sufficient to warrant a reason for refusal.

Other Matters: Although the plans do not indicate an intention to create a separate unit of accommodation, the layout is such that this could be achievable with no external works necessary. If this were done it would amongst other considerations attract a larger parking provision being required. A condition is recommended which prevents the additional accommodation from being subdivided and must be used ancillary to the main house to ensure that the development does not attract additional parking requirements.

OTHER MATERIAL CONSIDERATIONS

Also of relevance is the pre-submission 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.

CONCLUSION

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