HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. X/11/69856

DESCRIPTION	Retrospective relief of condition 3 of planning permission Z/36685/001 to allow partial conversion of garage.
ADDRESS	34 Arthurs Gardens Hedge End Southampton SO30 2NG

SITE VISIT DATE	02/12/2011
ARE PLANS ACCURATE?	The plans are basic but are sufficient to determine the application.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	Yes

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks retrospective approval for the relief of condition 3 of planning permission Z/36685/001 to allow for the partial conversion of the integral garage to a habitable room. There are no external works that form part of the application.
TOPOGRAPHY	The site slopes gently from north-east to south-west.
TREES	There are no trees within the vicinity of the proposed development.
BOUNDARY TREATMENT	The property has an open frontage.
SITE CHARACTERISTICS	The property is an a modern brick built semi-detached four bedroom dwelling which has had a previous first and two storey side extension. The dwelling is set on a medium sized plot with an open tarmac/block-paved frontage.
CHARACTER OF LOCALITY	The property is situated in an established residential area on a modern mid-1990s housing estate. This end of Arthurs Gardens is characterised by a mix of semi-detached and terraced dwellinghouses of varying house types and designs.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
Z/36685/001	First and Two Storey Side Extension	Permit 15/11/2002

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None	

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE

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CONSULTEE	SUMMARY OF RESPONSE
Hedge End Town Council	Objection – no further details given – 17 November 2011
Fisher German LLP	No objection as development is not in the vicinity of their apparatus - 08 November 2011
Head of Transportation and Engineering	**18 November 2011** Objection to proposals. The property is an extended four bedroom dwelling, and as such under current EBC Parking Standards would require the provision of 3 vehicle spaces. The loss of the garage parking would reduce the on-site provision to just 2, with the usability of one of these questionable (space under front window that partially obstructs the front door). On site observations are that the site is in an area that lacks in sufficient parking to serve all residents without partial obstruction of either roads or footways occuring, and the loss of this existing vehicle space would compound this further. As such, the condition should be upheld. **12 December 2011** Additional photos have been received, which clearly show that (whilst not ideal) there is adequate space to park three vehicles on the frontage of the property, with space to open all vehicle doors. Furthermore, even with the cars parked, there is unobstructed access to the front door of the property. As such, from a highways point of view, I am happy to remove my objection to the release of the condition.

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) 59.BE, 104.T
Supplementary Planning Guidance: Quality Places
Supplementary Planning Guidance: Residential Parking Standards

CHARACTER APPRAISAL AREA

Hedge End, West End and Botley Character Area – HEWEB 64 (Summary Character Area)

SPECIAL POLICY AREA

N/A

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

POLICY COMMENTARY

particular regard to residential amenity, highway matters, street scene 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

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.

The application seeks retrospective approval to relieve Condition 3 of planning permission Z/36685/001 to allow for the partial conversion of the property's integral garage to a habitable room. The works are fully internal and there are, therefore, no external works proposed as part of the development. Planning permission Z/36685/001 granted approval in November 2002 for a first and two storey side extension and Condition 3, which states, 'The garage(s) shall not be converted to living accommodation without the prior written permission of the Local Planning Authority', was imposed in order to ensure that adequate on-site car parking was provided for the enlarged dwellinghouse.

As no external works are being undertaken and the property will be unaltered from the exterior, the consideration of size and design, and impact upon the amenity of neighbouring properties by way of loss of light, outlook, overbearing impact or overlooking, are not considered relevant to the consideration of the application in this instance. The main determining factor in assessing the application is whether or not adequate on-site parking can still provided to serve the dwellinghouse

ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

following the loss of a parking space resulting from the conversion of the property's garage.

The property is a four-bedroom dwelling and as such the Council's current Parking Standards as defined in the Supplementary Planning Document (Adopted January 2009), require the provision of a minimum of 3 'individual' or 'on-plot' car parking spaces to serve the property. An objection was received to the proposed development from the Head of Transportation and Engineering on 18 November 2011 on the grounds of insufficient parking provision as a result of the conversion of the property's garage. However, following the submission of additional information by the Applicant on 12 December 2011 demonstrating, that whilst not an ideal layout, there is adequate space to park three vehicles on the property frontage, the Head of Transportation and Engineering has now lifted this objection to the relieving of the planning condition. It is, however, considered necessary to impose a condition to ensure that the three parking spaces as shown on this additional information are retained and reserved for that purpose at all times.

Overall, it is considered that, though not an ideal layout, the applicant has demonstrated that adequate car parking can be provided on site in order to serve the four bedroom dwellinghouse and to meet the requirements of the Council's Parking Standards. The development is therefore considered to comply with the requirements of Saved Policy 59.BE and the retrospective relieving of Condition 3 of planning permission Z/36685/001 deemed to be acceptable. The application is therefore recommended for approval.

OTHER MATERIAL CONSIDERATIONS

It is considered that there 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.