REF. NO. «AltRef»

HOUSEHOLDER PLANNING APPLICATION REPORT Ref No. F/12/71764

DESCRIPTION	Construction of replacement garage
ADDRESS	Flower Cottage Burnetts Lane West End Southampton SO30 2HH

SITE VISIT DATE	03/01/2012
ARE PLANS ACCURATE?	Yes – amended plans were received on the 08 and 10 January revising the design of the garage.
HAVE ALL NECESSARY NEIGHBOURS BEEN CONSULTED?	A site notice was displayed advertising the planning application in the public interest.

THE SITE AND ITS SURROUNDINGS

DETAILED DESCRIPTION OF APPLICATION	The application seeks approval for the erection of a replacement detached garage at the southern end of the site. The building measures 5.43m in width, 7.23m in length and 4.534m in height; it will be of timber construction and have a tiled barn-hipped roof.
TOPOGRAPHY	Relatively flat and level.
TREES	There will be no trees affected by the proposed development.
BOUNDARY TREATMENT	The western boundary of the site adjacent to the highway is marked by hedging which is approximately 2m in height immediately alongside the garage. There is low level fencing to the east with agricultural fields beyond.
SITE CHARACTERISTICS	The application property is an extended, one and two-storey dwellinghouse set on a narrow plot alongside a busy highway. The property has parking to the rear with an existing detached garage, also of timber construction, at the south of the site which is to be replaced by the building the subject of this application.
CHARACTER OF LOCALITY	The site is located within designated countryside and within a local gap. Whilst there are other residential dwellings along Burnetts Lane, the property is relatively isolated being surrounded by open farmland and having no immediate neighbours.

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
WIR 22390	Extension comprising sun lounge and porch	PERMIT – 26/02/1973
F/05/53490	Single storey rear extensions and raising of roof to provide first floor living accommodation with addition of rear facing dormers	PERMIT – 29/04/2005

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
None Received	

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CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
West End Parish Council	No objection – 19 December 2012

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Within Local Gap and Designated Countryside Outside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

Eastleigh Borough Local Plan Review (2001-2011) - Saved Policies 1.CO, 3.CO, 9.CO, and 59.BE
Pre-Submission Eastleigh Borough Local Plan 2011-2029 - Development Management Policies DM1 and DM26
Supplementary Planning Guidance: Quality Places

CHARACTER APPRAISAL AREA

N/A

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, highway matters, street scene and character of the area, as well as the impact of the development on the countryside and local gap.

COMMENT ON CONSULTATION RESPONSES

None received		See below		
Other – comments noted.				

COMMENT ON REPRESENTATIONS RECEIVED

None received	X	See below		
Other …				

PLANNING OBLIGATION/CONSIDERATIONS

Planning obligations are not applicable to this application

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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."

Eastleigh Borough Local Plan Review (2001-2011):

Policy 1.CO aims to protect the countryside within the Borough and states that development will not be permitted outside the urban edge unless for agriculture, forestry, horticulture, outdoor recreation, essential public utilities or if it meets other criteria within the Local Plan.

Policy 3.CO states that planning permission will only be permitted for appropriate development in a local gap if, it cannot be acceptably located elsewhere; and, it would not diminish the gap, physically or visually.

Policy 9.CO relates to domestic extensions to existing dwellings within designated countryside. The policy states that extensions within countryside will only be permitted if they meet certain criteria with the most relevant being that the development must not be likely to facilitate the subdivision of the property into more than one dwelling, the development does not result in the property being disproportionate in size to surrounding properties and the design does not materially worsen the impact of the dwelling on the surrounding countryside.

Policy 59.BE 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 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.

Policy DM26 (Residential extensions and replacement dwellings in the countryside) is a replacement policy for Saved Policy 9.CO in the current Eastleigh Borough Local Plan Review 2001-2011.

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ASSESSMENT OF PROPOSAL

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

MATERIAL CONSIDERATIONS

Principle

The site falls within designated countryside, where there is a general presumption against development (1.CO). Policy 9.CO (DM26), however, allows for domestic extensions (including outbuildings) which conform to the criteria as specified above.

Design, Siting and Impact on the Character of the Area

The proposed garage will replace an existing structure in the same location that is of a similar footprint; the development is therefore considered to be appropriate in terms of its siting. The garage is also deemed to be acceptable in terms of its size, scale and design. As originally submitted, the proposals were for a structure with a fully gabled roof and a height of almost 5m; a significant increase on the existing garage. It was felt that due to the length of the structure, the fact that it will be fairly visually prominent when viewed from Burnetts Lane to the north, as well as the open countryside location; the scale of that proposed would have been somewhat excessive. The agent has subsequently amended the design of the garage, dropping its height to 4.534m as well as reducing the bulk and scale of the roof through the addition of a barn hip on the north and south elevations. Whilst the structure will still be fairly sizeable, these changes are considered to be a significant improvement to the original design and as a result they serve to substantively mitigate the Council's concerns raised with regards to the proposals.

Impact on the Countryside Location and the Local Gap

It is considered that the proposals will not materially worsen the impact of the dwelling on the surrounding countryside or physically or visually diminish the local gap. The dwelling is not subject to an agricultural occupancy condition, and the development will not result in the subdivision of the property or the dwelling becoming disproportionate in size to either neighbouring properties or in relation to its plot. Accordingly, the development is considered to comply with the requirements of Policies 1.CO, 3.CO and 9.CO (DM26) of the Local Plan.

Neighbouring Amenity

Due to the scale and siting of the proposal as well as the location of the site, there will be no adverse impact on the amenity of either neighbouring uses or the occupiers of neighbouring dwellings. The proposal is therefore considered to comply with Local Plan Policy 59.BE (DM1) in this respect.

Overall, for the reasons given above it is considered that the development complies with the relevant Development Plan policies and associated Supplementary Planning Documents.

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.

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